



**44 John Street, Cellardyke, Anstruther, KY10 3BB**

**Offers Over £340,000**





IMMACULATE 4 Bedroom 2 Bathroom Townhouse with SPACIOUS interiors and rustic features. Located on Fife's Beautiful Coastal Path with a short walk to the Beach, Open Water Tidal Pool and Primary School and shops with a pleasant walk to Anstruther for further shops, cafes and restaurants.

Accommodation: Hall, open plan lounge dining kitchen, dining room, 2 double bedrooms, 2 good-sized single bedrooms, bathroom, shower room and a utility room. Partial DG. GCH. Courtyard and Garden. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

Cellardyke, Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles Southeast of St Andrews, it is the largest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. Its main industries are tourism, fishing and farming. Recreationally there is a harbour, golf course and the Fife coastal path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife. All of this makes Cellardyke one of the most desirable places to live.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door with opaque double-glazed inlets leading into the lower hallway. Timber stairway with a double-glazed window to the rear leads to the upper landing. Engineered hardwood flooring.

## BEDROOM 1

11'9" x 8'11" (3.59m x 2.72m)

Good-sized double bedroom with 2 single-glazed sash and case windows to the front. Radiator. Engineered hardwood flooring.

## UTILITY ROOM

7'9" x 4'9" (2.38m x 1.47m)

Convenient utility room comprising: Wall mounted, floor standing units with an integrated fridge/freezer with space for freestanding appliances. Cupboard provides storage space. Engineered hardwood flooring.

## BATHROOM

9'0" x 6'10" (2.76m x 2.09m)

3-piece suite comprising: W.C, wash hand basin and a P-shaped bath with a pivot screen and a thermostatic control shower above. Shelved alcove provides display/storage

space. Partially tiled. Radiator. Engineered hardwood flooring.

## BEDROOM 2

11'5" x 10'3" (3.49m x 3.13m)

Good-sized single bedroom with 2 Velux windows to the side. Alcove provides display/storage space. Radiator. Engineered hardwood flooring.

## LOUNGE DINING KITCHEN

24'1" x 12'7" (7.35m x 3.85m)

Beautiful living space with a fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula worktop provides a social dining space with additional storage below. Freestanding gas range cooker with dual ovens. Integrated appliances include a fridge and a dishwasher. The lounge area has a stunning feature fireplace with a timber mantle and a log burning stove set on a natural stone hearth. Single-glazed sash and case window to the front. Exposed stone wall. Radiator. Engineered hardwood flooring. Timber steps lead to the dining room.

## DINING ROOM

13'0" x 6'11" (3.97m x 2.12m)

Bright dining room with double-glazed windows overlooking the garden. Radiator. Engineered hardwood flooring. Double-glazed patio doors lead to the rear garden.

## TOP FLOOR LANDING

Hatch provides access to the roof space housing the gas central heating system boiler with a pressurised hot water cylinder. Engineered hardwood flooring.

## BEDROOM 3

9'2" x 7'11" (2.81m x 2.43m)

Good-sized single bedroom with a single-glazed sash and case window to the rear. Radiator. Engineered hardwood flooring.

## SHOWER ROOM

8'3" x 4'0" (2.53m x 1.23m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Velux window to the rear. Partially tiled. Heated towel rail. Engineered hardwood flooring.

## BEDROOM 4

12'8" x 11'10" (3.87m x 3.61m)

Beautiful and bright double bedroom with a double-glazed window to the front and 3 roof windows providing ample natural light. Exposed timber beams. Radiator. Engineered hardwood flooring.

## GARDEN

To the rear of the property is a low maintenance courtyard providing an ideal spot for garden furniture to relax and enjoy time in the sun. A timber gate leads to another area of tiered garden via a shared path. The upper garden has areas of gravel providing further low maintenance areas perfect for potted plants and additional garden furniture. A timber shed provides storage space. At the top of the garden is a timber gate leading to East Forth Street.

## AGENTS NOTES

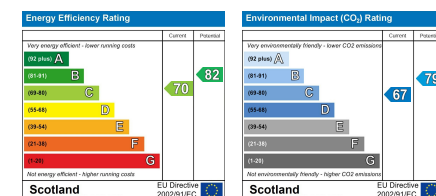
Please note that all room sizes are measured approximate to widest points.











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