



56 Pickford Crescent, Cellardyke, Anstruther, KY10 3AT
Offers Over £310,000

STUNNING 3 Bedroom 2 Bathroom Semi-Detached EXTENDED Villa with MODERN INTERIORS and an enclosed garden with garage and driveway. Located a short walk from the Fife Coastal Path, Beach, Harbour and Open Water Tidal Pool. Accommodation: Hall, lounge dining kitchen, living room, utility room, box room, shower room, 3 double bedrooms and a bathroom. DG. GCH. Gardens, Garage and a Driveway. PERSONAL PROPERTY and LOCATION TOUR available online.



LOCATION

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 UPVC door with opaque double-glazed inlets leading into a welcoming lower hallway. Carpeted stairs with a solid oak balustrade lead to the upper landing. Cupboard provides hanging/storage space. Double-glazed window to the side. Oak flooring.

LIVING ROOM

13'11" x 10'9" (4.26m x 3.30m)

Bright living room with a double-glazed window to the front. Coving. Radiator. Carpeted.

LOUNGE DINING KITCHEN

20'0" x 18'4" (6.10m x 5.61m)

Beautiful lounge dining room with a fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and mirrored splashback. Island provides additional storage space with a stainless-steel sink. Integrated appliances include: induction hob, extractor fan, eye level microwave oven and additional oven, dishwasher and fridge/freezer. Ample space to create separate lounge and dining areas. Several Velux windows provide natural light. Under floor heating. Double-glazed bi-fold doors provide additional light and allows seamless access to the outdoor garden space.

BOX ROOM

10'10" x 5'1" (3.31m x 1.57m)

Box room ideal for use as a home office or storage space. Oak flooring.

UTILITY ROOM

9'1" x 4'11" (2.78m x 1.52m)

Convenient utility room with floor standing units and space for a plumbed appliance, stainless steel sink with a tiled splashback. Radiator. Oak flooring. UPVC door provides access to the rear garden.

SHOWER ROOM

8'8" x 3'7" (2.66m x 1.10m)

Modern 3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with sliding door and a thermostatic control shower. Opaque double-glazed window to the side. Vertical radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space and houses the gas central heating combi boiler. Carpeted.

BEDROOM 1

9'9" x 9'5" (2.98m x 2.89m)

Good-sized double bedroom with a double-glazed window to the front. Coving. Radiator. Laminate flooring.

BEDROOM 2

9'8" x 9'7" (2.96m x 2.94m)

Additional double bedroom with a double-glazed window to the rear. Coving. Radiator. Laminate flooring.

BEDROOM 3

9'6" x 7'9" (2.91m x 2.38m)

Further bedroom with a double-glazed window to the rear. Coving. Radiator. Laminate flooring.

BATHROOM

9'3" x 6'3" (2.83m x 1.93m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a P-shaped bath with a pivot screen and

thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

The front of the property is mainly laid with mono bloc providing ample off-street parking and access to the garage, borders contain established plants and shrubs. A full privacy metal gate to the side of the property leads to the rear garden. The rear garden is beautifully landscaped providing a private space to enjoy time outside. The garden is enclosed within a timber fence surround, with an artificial grass lawn. A UPVC door provides additional access to the detached garage. The garden benefits from an outdoor tap and all weather safe electrical sockets.

GARAGE

18'9" x 9'4" (5.74m x 2.87m)

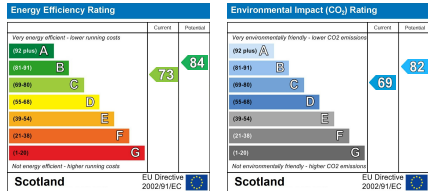
Good-sized garage accessed via a metal up and over door provides secure parking with ample additional storage space. Provision for light and power with concrete flooring.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.