

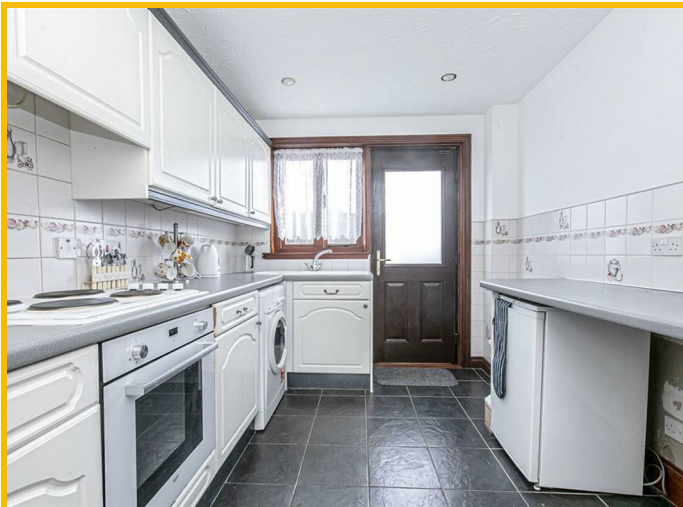


15 Sou'wester Court, Cellardyke, Anstruther, KY10 3BX

Offers Over £230,000



SPACIOUS 3 Bedroom Link Detached Villa with POTENTIAL TO ADD VALUE on a DESIRABLE PLOT offering 2 driveways, garage and a landscaped garden. Located a short walk from the Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool. Anstruther provides all essential amenities a short drive away. Accommodation: Hall, living / dining room, breakfasting kitchen, W.C, 2 double bedrooms, good-sized single bedroom and a bathroom. DG. GCH. Gardens. Driveway and a Garage. 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 UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Carpeted.

LIVING DINING ROOM

25'11" x 10'9" (7.90m x 3.30m)

Spacious and bright lounge dining room with double-glazed windows to the front and rear. Ample space to create separate lounge and dining areas. Cornicing. 2 radiators. Carpeted.

BREAKFASTING KITCHEN

10'11" x 8'3" (3.34m x 2.52m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob with an extractor fan above and an oven below with space for freestanding appliances. Double-glazed window to the rear. Radiator. Tiled flooring. UPVC door provides access to the rear garden.

W.C

5'9" x 3'2" (1.77m x 0.98m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Partially tiled. Vinyl flooring.

UPPER LANDING

A double-glazed window to the side overlooks the garden and has a view towards the Firth of Forth. Hatch provides access to the roof space via a fixed ladder. Cupboard houses the gas central heating condensing combi boiler. Carpeted.

BEDROOM 1

12'5" x 9'6" (3.81m x 2.92m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

9'0" x 7'9" (2.76m x 2.38m)

Good-sized single bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Fixed furniture provides additional storage. Radiator. Carpeted.

BEDROOM 3

11'1" x 10'5" (3.38m x 3.19m)

Additional double bedroom with a double-glazed window to the rear with views across the Firth of Forth. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

6'3" x 4'10" (1.92m x 1.48m)

3-piece suite comprising: W.C, wash hand basin and a bath with an overhead thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

GARDEN

The front garden is low maintenance laid with gravel and

paving, 2 mono bloc driveways provide access to the garage and additional off street parking. The side garden is mainly laid to lawn with established shrubs and trees. To the rear of the property is low maintenance laid with paving and has a timber shed providing additional storage space.

GARAGE

18'8" x 8'5" (5.71m x 2.57m)

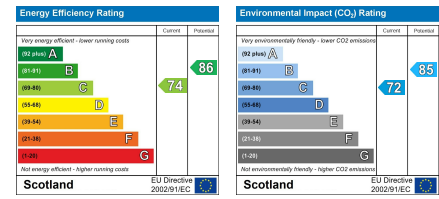
Garage accessed via a metal up and over door provides secure parking with ample additional storage space. Provision for light and power with concrete flooring. A door to the rear provides additional access from the garden.

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 your financial position before we can recommend any offer to the vendor.