



**27 Rodger Street, Cellardyke, Anstruther, Fife, KY10 3HU**  
**Offers Over £475,000**

STUNNING 5 Bedroom 3 Reception EXTENDED Townhouse FINISHED TO A HIGH STANDARD with modern interiors and an enclosed rear garden. Located with easy access to the Fife Coastal Path, Beach and Open Water Tidal Pool with all essential amenities in Anstruther a short walk or drive away, making this an ideal family home. Accommodation: Hall, living room, dining room, kitchen / family room, utility room, shower room, master bedroom with an ensuite shower room, 4 further double bedrooms and a bathroom. DG. GCH. 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 timber door leading into the lower hallway via a mosaic tiled vestibule. Carpeted stair way with a double-glazed window to the rear. Under stair cupboard provides storage space. Cornicing. 2 radiators. Karndean flooring. Secondary stairs lead to the 5th bedroom.

## LIVING ROOM

15'11" x 14'2" (4.86m x 4.33m)

Spacious living room with 2 double-glazed windows to the front. Feature fireplace with a log burning stove set on a slate hearth. 2 shelved alcoves provide display/storage space. Cornicing. 2 radiators. Carpeted. Access to the dining room.

## DINING ROOM

14'4" x 9'6" (4.37m x 2.91m)

Good-sized dining room with access to the dining kitchen. Shelved alcoves provided display/storage space. Cornicing. Radiator. Engineered hardwood flooring.

## KITCHEN / FAMILY ROOM

31'9" x 9'8" (9.70m x 2.96m)

Stunning open plan kitchen family room, fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops, upstand and tiled splashback. Freestanding gas range cooker with ovens below and integrated extractor fans above, additional integrated appliances include dishwasher, full size fridge and full size freezer. Family room area with

double-glazed patio doors leading to the rear garden. 3 Velux windows. Vertical radiator. Karndean flooring. Doorway to the hall and utility room.

## UTILITY ROOM

10'11" x 8'5" (3.33m x 2.59m)

Convenient utility room with wall mounted and floor standing units with tiled splashbacks and a stainless steel sink with space for freestanding appliances. 2 cupboards house the gas central heating system boiler and the hot water tank. Radiator. Laminate flooring.

## SHOWER ROOM

7'5" x 5'0" (2.28m x 1.54m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic shower. Velux roof window. Partially tiled. Heated towel rail. Karndean flooring.

## BEDROOM 5

14'9" x 10'5" (4.50m x 3.20m)

Spacious double bedroom with 2 Velux windows and a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

## MIDDLE LANDING

Cupboard provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## MASTER BEDROOM

15'11" x 14'7" (4.86m x 4.45m)

Spacious double bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

10'11" x 5'3" (3.34m x 1.62m)

Contemporary 3-piece suite comprising: W.C, vanity his and hers sinks and a shower enclosure with sliding doors and a thermostatic shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Karndean flooring.

## BEDROOM 2

14'6" x 9'7" (4.44m x 2.93m)

Additional double bedroom with a double-glazed window to the rear. Cornicing. Radiator. Carpeted.

## TOP FLOOR LANDING

Hatch provides access to the roof space via a fixed timber ladder. Radiator. Carpeted.

## BEDROOM 3

14'7" x 11'11" (4.46m x 3.64m)

Top floor bedroom with a double-glazed window to the rear with a roof top and partial sea view. Radiator. Laminate flooring.

## BEDROOM 4

14'6" x 11'8" (4.43m x 3.56m)

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

## BATHROOM

9'10" x 6'5" (3.01m x 1.96m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, freestanding bath and a shower enclosure with a pivot door and a thermostatic shower. 2 Velux windows to the front. Fully tiled. Heated towel rail. Vinyl flooring.

## GARDEN

To the front of the property is a low maintenance paved area. The rear garden is enclosed within a timber fence surround and is mainly laid to lawn with raised borders containing established plants and shrubs. A paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun. A Timber BBQ hut provides an excellent space to cook while entertaining friends and family.

## SHED

16'2" x 15'5" (4.95m x 4.71m)

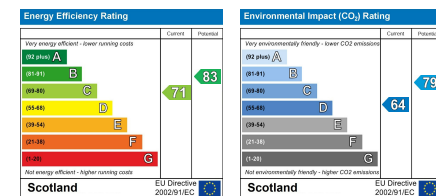
Good-sized timber shed with provision for light and power, provides ample outdoor storage space. A fixed workbench is ideal for the keen DIYer.

## AGENTS NOTES

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







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