

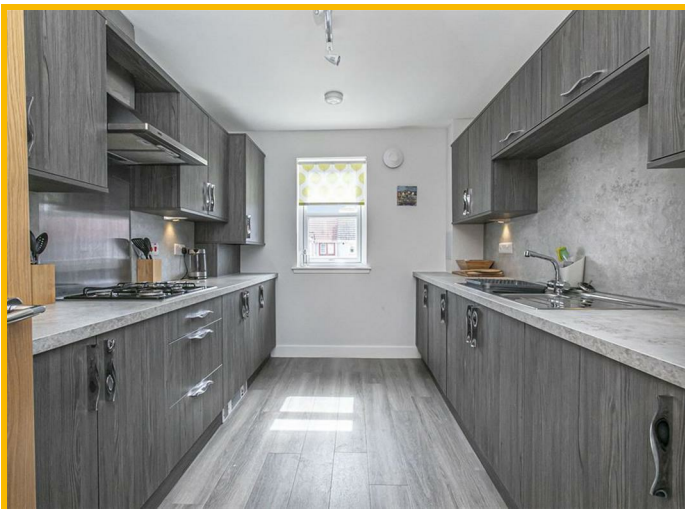


**38 Skeith Road, Cellardyke, Anstruther, KY10 3FA**

**Offers Over £200,000**



IMMACULATE 2 Bedroom Upper Apartment FINISHED TO A HIGH STANDARD with modern interiors and allocated parking. Located in a SOUGHT AFTER AREA with a short walk to the beautiful Fife Coastal Path, beach, harbour and open water tidal pool, all essential amenities can be found nearby in Anstruther. Accommodation: Hall, lounge dining room, kitchen, master bedroom with an ensuite shower room, additional double bedroom and a bathroom. DG. GCH. Solar panels. Allocated parking. 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.

## ACCESS

Access is via a composite door with opaque double-glazed inlets leading into the lower hallway with ample space for storage. Carpeted stairs lead to the main hall. Double-glazed window to the front. Hatch provides access to the roof space. Radiator. Carpeted and laminate flooring.

## LOUNGE DINING ROOM

19'2" x 13'5" (5.85m x 4.11m)

Spacious and bright lounge dining room with 2 double-glazed windows to the front. Ample space to create separate lounge and dining areas. Coving. 2 radiators. Laminate flooring. Doorway to the kitchen.

## KITCHEN

11'9" x 8'7" (3.59m x 2.63m)

Galley style fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and matching splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven and a washer dryer. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear. Kickboard electric heater. Laminate flooring.

## MASTER BEDROOM

11'9" x 9'2" (3.59m x 2.81m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

6'9" x 5'1" (2.08m x 1.55m)

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

## BEDROOM 2

11'9" x 8'9" (3.59m x 2.69m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

## BATHROOM

9'3" x 8'11" (2.84m x 2.73m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath. Opaque double-glazed window to the front. Partially tiled. Laminate flooring.

## AGENTS NOTES

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

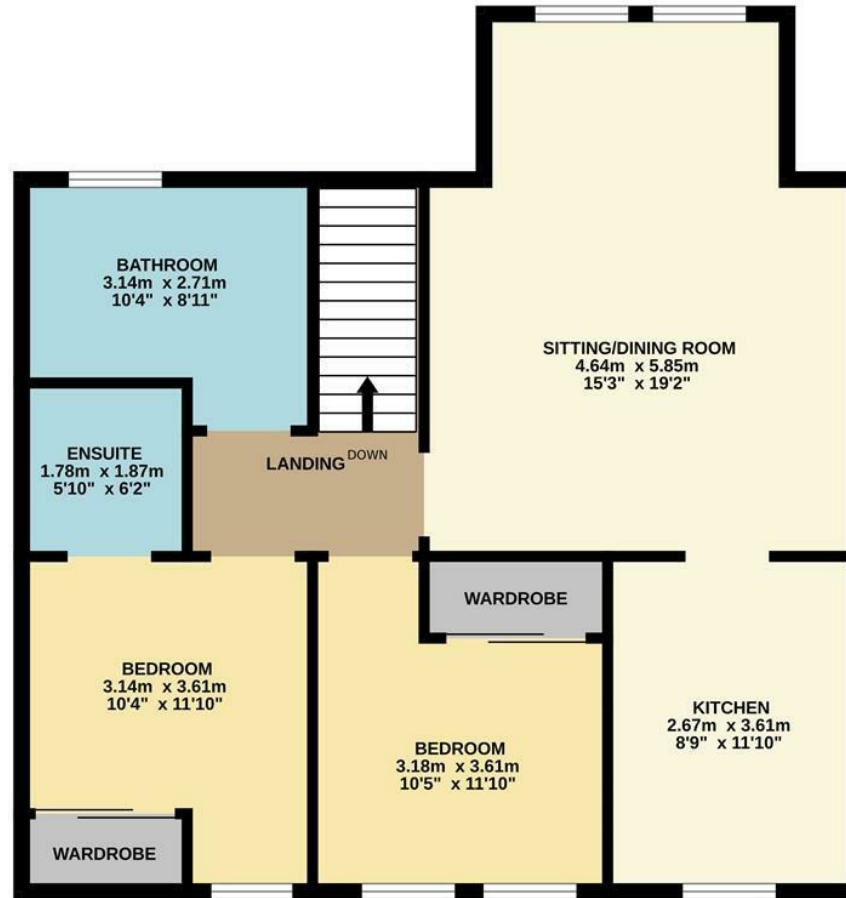




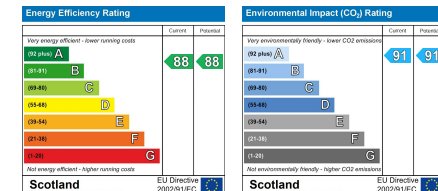




# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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