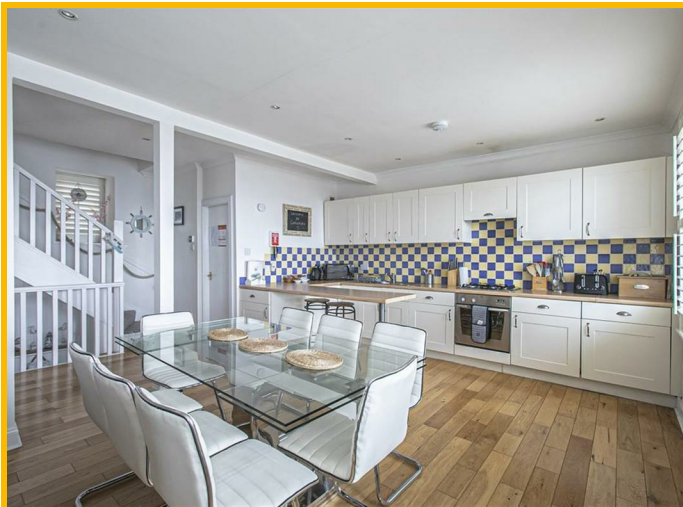




18 Shore Street, Cellardyke, Anstruther, KY10 3BD
Offers Over £440,000

Stunning 4 Bedroom 2 Bathroom SPACIOUS Mid terrace CHARACTER TOWNHOUSE with PANORAMIC VIEWS across the Firth of Forth. Located on the Fife Coastal Path with the Harbour on your doorstep and a short walk to Cellardyke Beach and Tidal Pool with all essential amenities nearby in Anstruther. Accommodation: Hall, boot room, open plan lounge dining kitchen, utility room, 3 double bedrooms, good sized single bedroom, bathroom and a shower room. DG. GCH. 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 timber double doors leading into the lower hallway through the vestibule. Carpeted stairway leads to the open plan lounge dining kitchen. Coving. Radiator. Engineered hardwood flooring.

BEDROOM 1

13'5" x 11'3" (4.09m x 3.44m)

Bright double bedroom with a double-glazed sash and case window to the front with plantation style shutters. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Engineered hardwood flooring.

BEDROOM 2

12'10" x 9'11" (3.93m x 3.03m)

Additional double bedroom with a double-glazed sash and case window to the front with plantation style shutters. Coving. Radiator. Laminate flooring.

BOOT ROOM

9'10" x 5'3" (3.00m x 1.62m)

Good-sized boot room currently fitted for use as a storage room, with potential be a great home office. Coving. Radiator. Engineered hardwood flooring.

BATHROOM

10'2" x 5'11" (3.12m x 1.82m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a folding screen and a thermostatic control shower. Partially tiled. Heated towel rail. Laminate flooring.

LOUNGE DINING KITCHEN

25'9" x 20'9" (7.85m x 6.34m)

Beautiful open plan living space with fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides a social dining space. Integrated appliances include a gas hob, extractor fan, oven, fridge and a freezer. Ample space to create separate dining and lounge areas with a feature log burning stove set on a slate hearth. 2 double-glazed windows to the rear and 3 double-glazed sash and case windows to the front with plantation style shutters and a stunning view of the harbour and across the Firth of Forth. Carpeted stairway with a Velux window to the rear with a timber balustrade leads to the upper landing. Coving. Radiator. Engineered hardwood flooring. Doorway to the utility room.

UTILITY ROOM

6'3" x 6'1" (1.93m x 1.87m)

Convenient utility room with a stainless-steel sink, fitted worktops and ample space for several freestanding appliances. Wall mounted gas central heating condensing combi boiler. Opaque double-glazed window to the rear. Laminate flooring.

TOP FLOOR LANDING

Provides access to 2 further bedrooms and the shower room. Cupboard provides shelving/hanging/storage space. Carpeted.

BEDROOM 3

16'8" x 9'8" (5.09m x 2.95m)

Good-sized single bedroom with a double-glazed window to the front with plantation style shutters and a stunning view

across the Firth of Forth. Eaves storage space. Radiator. Laminate flooring.

BEDROOM 4

16'8" x 9'8" (5.09m x 2.95m)

Further double bedroom with a double-glazed window to the front again with plantation style shutters and that same stunning view across the Firth of Forth. Eaves storage space. Hatch provides access to the roof space. Radiator. Laminate flooring.

SHOWER ROOM

8'8" x 7'1" (2.65m x 2.17m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Velux window to the front. Fully tiled. Heated towel rail. Laminate flooring.

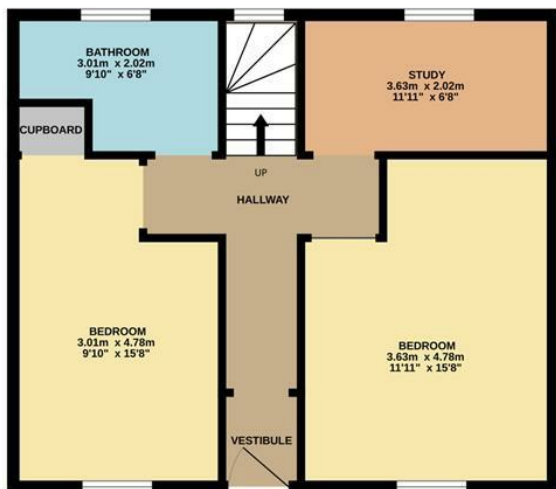
AGENTS NOTES

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

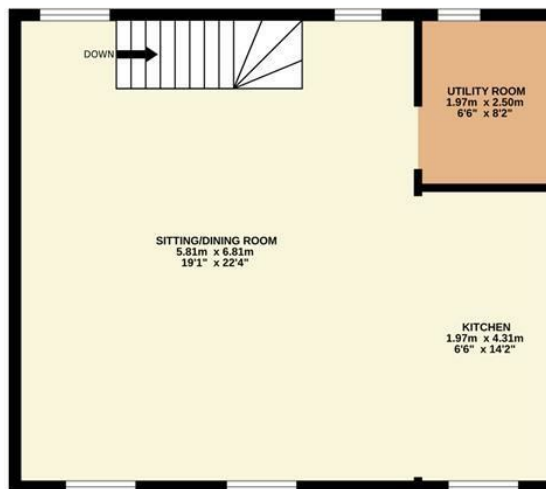




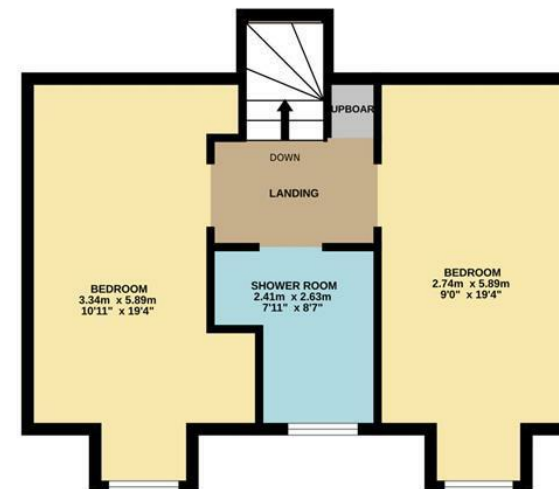
GROUND FLOOR



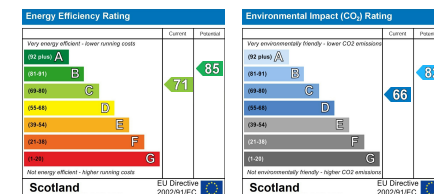
1ST FLOOR



2ND 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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