



**68 James Street, Cellardyke, Anstruther, KY10 3AY**  
**Offers Over £250,000**



Charming 2 Bedroom 2 Reception End Terrace CHARACTER PROPERTY with a FANTASTIC OPPORTUNITY to add value situated on a SUBSTANTIAL PLOT with partial sea views. Located on the Fife Coastal Path with a short walk to Cellardyke Beach, Harbour and Tidal Pool with all essential amenities nearby in Anstruther. Accommodation: Hall, living room, dining room, kitchen, 2 double bedrooms, bathroom and an attic room. SG. GCH. Garden with outbuildings. 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 tidal pool, 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. 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 front hall with beautiful mosaic tiled flooring.

## LIVING ROOM

15'1" x 11'5" (4.61m x 3.48m)

Bright living room with a traditional sash and case window to the front. Feature timber fireplace with an electric fire set on a stone tiled hearth. Carpeted stairway with a single-glazed window to the rear leads to the upper landing. Coving. Radiator. Exposed wooden flooring. Doorway to the open plan dining room / kitchen.

## DINING ROOM

15'5" x 15'4" (4.72m x 4.69m)

Spacious dining room open plan to the bright kitchen. Traditional sash and case window to the front. Cupboard provides storage space. Coving. Radiator. Stone tiled flooring.

## KITCHEN

12'6" x 10'11" (3.83m x 3.34m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated gas hob with an extractor fan above and an oven below.

Peninsula unit provides additional storage and prep space. Single-glazed window to the rear overlooking the garden. Wall mounted gas central heating condensing combi boiler. Radiator. Stone tiled flooring.

## UPPER LANDING

Provides access to the 2 double bedrooms. Hatch provides access to the attic room via a fixed metal ladder. Carpeted.

## BEDROOM 1

15'10" x 12'5" (4.84m x 3.79m)

Spacious double bedroom with a traditional sash and case window to the front and a single-glazed window to the side. Shelved alcove provides display/storage space. Coving. Radiator. Carpeted.

## BEDROOM 2

15'10" x 9'2" (4.83m x 2.81m)

Additional double bedroom with a traditional sash and case window to the front and a single-glazed window to the rear overlooking the garden. Fitted wardrobe provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## BATHROOM

7'8" x 5'8" (2.34m x 1.73m)

Bright 3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque single-glazed window to the front. Partially wet walled. Heated towel rail. Vinyl flooring.

## ATTIC ROOM

27'1" x 11'10" (8.26m x 3.61m)

Good-sized attic room with 2 Velux roof windows to the front with a partial sea view across the Firth of Forth. Provision for light and power. Potential for converting with relevant planning consent.

## OUTBUILDING

12'6" x 10'3" (3.83m x 3.13m)

Currently utilised as a laundry with provision for light, power and plumbed appliances. Concrete flooring.

## GARDEN

The elevated and enclosed rear garden is tiered with borders containing an array of established plants, shrubs and trees. A concrete patio provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber gate at the far end of the garden provides access to West Forth Street for additional on street parking.

## AGENTS NOTES

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











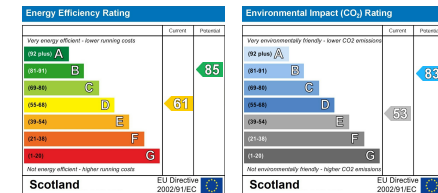
GROUND FLOOR



1ST 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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