

3 George Street, Cellardyke, Anstruther, KY10 3AS

Offers Over £499,500

Fife Properties

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Fife Properties

CHARMING 3 Bedroom 2 Reception 2 Bathroom CHARACTER TOWNHOUSE offering well-presented spacious rooms with STUNNING PANORAMIC VIEWS across the Firth of Forth with direct access to the seaside from your private rear garden. Idyllic location on the Fife Coastal Path with all essential amenities a short walk away in Anstruther. Accommodation: Hall, living room, dining room, breakfasting kitchen, 3 double bedrooms, bathroom and a shower room. DG. GCH. Garden. Cellar. 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 hallway through the vestibule. A timber and metal spiral staircase leads to the upper landing with a double-glazed window to the rear. Timber door leads to the rear porch. Coving. Radiator. Carpeted.

LIVING ROOM
19'8" x 13'8" (6.01m x 4.18m)
Bright living room with a picture window to the rear giving a stunning view across the Firth of Forth with views of the May Isle, the Bass Rock, Berwick Law and beyond. Coving. Radiator. Carpeted. Open plan to the dining room.

DINING ROOM
17'9" x 11'4" (5.43m x 3.47m)
Spacious dining room with a double-glazed window to the front. Feature fireplace with a timber surround and a natural stone hearth. Coving. Radiator. Carpeted. Open plan to the breakfasting kitchen.

BREAKFASTING KITCHEN
11'0" x 7'4" (3.37m x 2.26m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula worktop provides a social breakfasting space. Ample space for several freestanding appliances. Double-glazed window to the front. Coving. Tiled flooring.

REAR PORCH
Porch provides a storage area and access to the rear garden. Full timber cladding. Tiled flooring.

UPPER LANDING
2 cupboards provide shelving/storage space and housing for the hot water tank. Carpeted. Doorway leads to the additional stairway with a double-glazed window to the rear leading to the upper landing.

BEDROOM 1
12'5" x 9'10" (3.81m x 3.00m)
Bright, double bedroom with a double-glazed window to the rear again with a stunning view across the Firth of Forth. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the roof terrace, needs the addition of a safety rail allowing this to become an incredible addition to the property with an uninterrupted sea view.

BEDROOM 2
11'6" x 7'9" (3.53m x 2.37m)
Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space with fitted drawers. Coving. Radiator. Carpeted.

BATHROOM
8'2" x 7'1" (2.51m x 2.18m)
Luxury 4-piece suite comprising: W.C, vanity wash hand basin, Jacuzzi branded spa bath and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the front. Fully tiled. Heated towel rail. Tiled flooring.

TOP FLOOR LANDING
Cupboard provides ample storage. Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 3
14'10" x 11'4" (4.54m x 3.46m)
Further double bedroom with a double-glazed window to the rear with that same incredible view across the Firth of Forth. 2 built-in wardrobes provide shelving/hanging/storage space. Radiator. Laminate flooring.

SHOWER ROOM
10'10" x 5'11" (3.31m x 1.82m)
Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with a pivot door and an electric shower unit. Velux window to the front. Partially wet walled. Vinyl flooring.

OUTER CELLAR
20'1" x 13'11" (6.14m x 4.26m)
Outer cellar provides access to the main cellar with single-glazed windows to the rear overlooking the garden. Ideal for use as a home office / business space. Wall mounted gas central heating classic boiler. Provision for light and power with concrete slabbed flooring. Doorway to the main cellar.

MAIN CELLAR
18'4" x 17'9" (5.60m x 5.42m)
Good-sized cellar provides a vast space, ideal for use as a laundry / utility area with ample additional storage space. Original twin wash sinks provide an interesting and practical feature. Provision for light, power and plumbing with concrete flooring.

GARDEN
The garden is low maintenance with areas of stone and gravel with borders containing established plants and shrubs. Ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber gate provides your own private access to the sea and coastline. To the side of the property is a shared pend providing bin access, this space is ideal for use as an extension to your garden looking out directly across the Firth of Forth.

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

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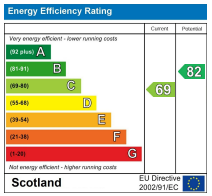


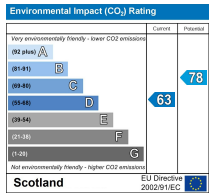












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