



**16 Acorn Court, Cellardyke, Anstruther, KY10 3FB**

**Offers Over £240,000**





DESIRABLE 3 Bedroom Semi-Detached Villa offering SPACIOUS LIVING AREAS, private garden, driveway and a summer house in a sought after location. Situated a short walk to all essential amenities including Primary School with Secondary level nearby in Anstruther. Located within close proximity to the Fife Coastal Path, Beach, Harbour and Open Water Tidal Pool making this an IDEAL LIFESTYLE CHOICE for a family. Accommodation: Hall, living room, dining kitchen, master bedroom with an ensuite shower room, 2 further bedrooms, WC 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 composite door leading into the spacious lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Cupboard provides shelving/hanging/storage space. Under stair storage cupboard. Radiator. Laminate flooring.

## LIVING ROOM

14'5" x 9'10" (4.40m x 3.01m)

Good-sized living room with 2 double-glazed windows to the front. Coving. Radiator. Laminate flooring.

## DINING KITCHEN

16'9" x 8'8" (5.12m x 2.66m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include a gas hob, extractor fan, oven below and a washing machine. Ample space for freestanding appliances and dining furniture. Double-glazed window to the rear. Coordinating cupboard houses the gas central heating combi boiler. Radiator. Laminate flooring. Sliding patio doors provide access to the garden.

## W.C

6'6" x 4'4" (1.99m x 1.33m)

2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed window to the side. Radiator. Laminate flooring.

## UPPER LANDING

Hatch provides access to the roof space. Cupboard provides storage space. Radiator. Carpeted.

## MASTER BEDROOM

10'3" x 9'7" (3.13m x 2.94m)

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

## ENSUITE SHOWER ROOM

9'6" x 5'0" (2.90m x 1.53m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot screen and an electric shower. Partially tiled. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

## BEDROOM 2

12'4" x 9'0" (3.78m x 2.75m)

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

## BEDROOM 3

8'2" x 7'7" (2.50m x 2.32m)

Good-sized single bedroom with a double-glazed window to the front currently utilised as a home office. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

7'0" x 6'5" (2.14m x 1.97m)

3-piece suite comprising: W.C, wash hand basin and a bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

## GARDEN

The front garden is mainly low maintenance laid with gravel and paving leading to the front entrance. To the side of the property is a mono bloc driveway providing off street parking. A timber gate leads to the enclosed rear garden creating a safe space for children and pets to play. The rear garden is low maintenance laid with areas of gravel and timber decking with ample space for BBQ equipment and garden furniture to relax and spend time entertaining family and friends. An area of bark chippings is an ideal space for children's play equipment. A timber summer house provides a sheltered spot to enjoy time outdoors all year round.

## AGENTS NOTES

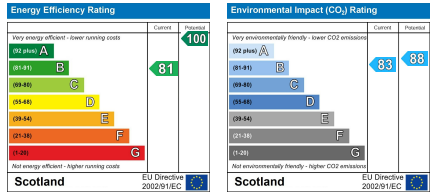
Please note that all room sizes are measured approximately to the widest points.











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