

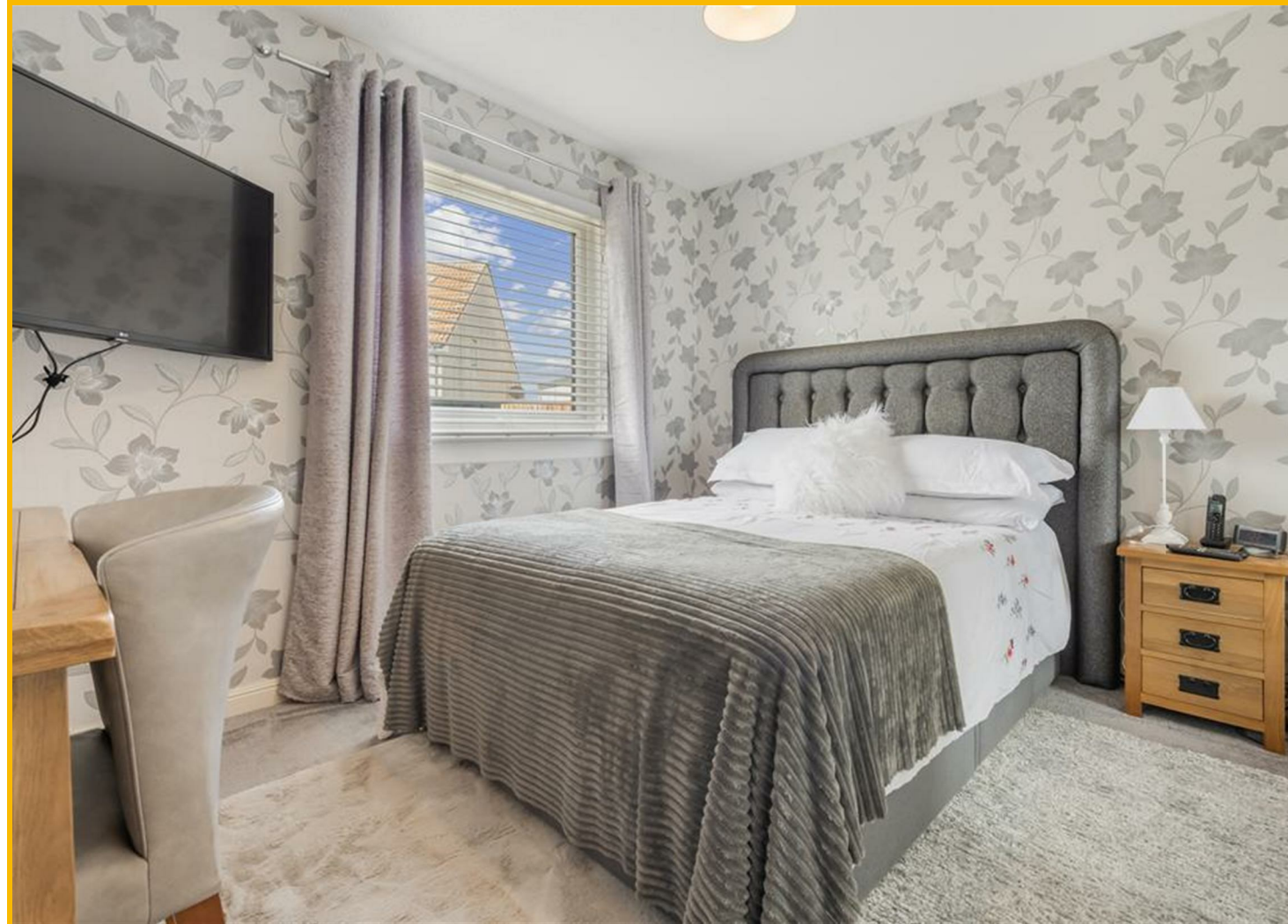


22 Windmill Court, Cellardyke, Anstruther, KY10 3BT

Offers Over £289,950



STUNNING 3 Bedroom 2 Reception Detached BUNGALOW with MODERN INTERIORS offering a landscaped garden, driveway and a detached garage. Located a short walk from the Fife Coastal Path, Beach, Harbour and Open Water Tidal Pool with all essential amenities nearby in Anstruther. Accommodation: Hall, sun room, dining room, kitchen, 2 double bedrooms, single bedroom and a wet room. DG. OCH. Landscaped gardens. Driveway and a Detached Garage. 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

The property is accessed via a composite door with opaque double-glazed inlets leading directly into the breakfasting kitchen.

BREAKFASTING KITCHEN

18'5" x 6'9" (5.62m x 2.06m)

Modern fitted breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include an electric hob, extractor fan, eye level oven, dishwasher, washing machine and a fridge / freezer. Space for dining furniture. Double-glazed windows to the front and side. Cupboard provides additional storage space. Cornicing. Radiator. Carpeted floor tiles. Composite door with opaque double-glazed inlets leads directly to the driveway. Doorway into the inner hall.

INNER HALL

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

DINING ROOM

14'5" x 11'5" (4.40m x 3.50m)

Spacious dining room with 2 double-glazed windows to the side. Coving. Panelling detail. Radiator. Carpeted. Access to the conservatory.

SUN ROOM

13'10" x 10'10" (4.22m x 3.32m)

Bright sun room with wrap around double-glazed windows to the rear overlooking the garden. Radiator. Carpeted. Double-glazed patio doors provide access to the rear garden.

BEDROOM 1

10'6" x 10'5" (3.21m x 3.20m)

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

BEDROOM 2

13'8" x 8'8" (4.19m x 2.65m)

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

BEDROOM 3

8'8" x 5'6" (2.66m x 1.68m)

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

WET ROOM

6'7" x 6'6" (2.02m x 2.00m)

3-piece suite comprising: W.C, wash hand basin and a shower area with a thermostatic control shower. Opaque double-glazed window to the side. Fully wet walled. Vertical heated towel rail. Anti-slip wet room flooring.

GARDEN

To the front of the property is low maintenance laid with

gravel providing ample off street parking and access to the garage. Timber gates on both sides of the property lead to the rear garden, one of which features a concrete ramp for improved accessibility. The rear garden is thoughtfully divided into 3 distinct areas accessed via a timber decking path. The main garden features an area of lawn complemented by a monobloc path, with sections of gravel and bark with borders containing a variety of plants and shrubs. A low-maintenance area houses the oil tank and heating system; finished with artificial grass and timber decking. The final section provides a paved patio with raised flower boxes containing plants and shrubs; ideal for outdoor furniture, along with a summer house offering ample room to relax and enjoy outdoor living all year round

GARAGE

18'0" x 9'8" (5.50m x 2.97m)

Good-sized garage accessed via a metal up and over door providing secure parking with additional storage space. Equipped with light and power. Concrete flooring.

AGENTS NOTES

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

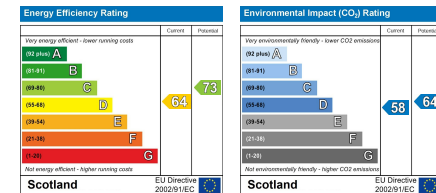




GROUND FLOOR



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.
Made with Metropix 02/02/25



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.