

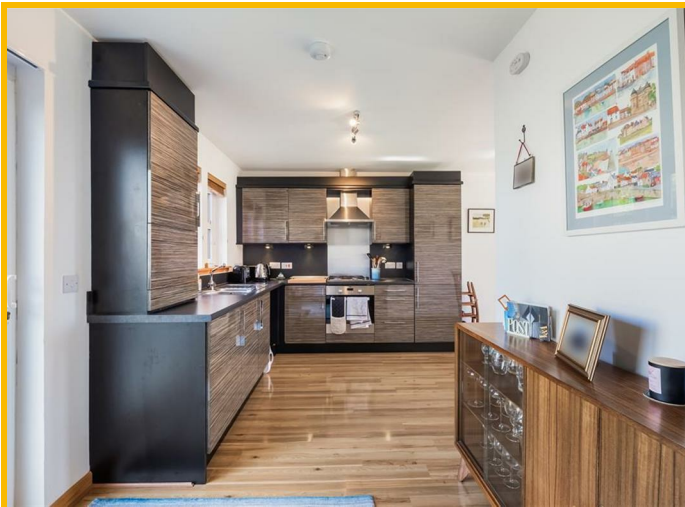


50 Acorn Court, Cellardyke, Anstruther, KY10 3FB

Offers Over £260,000



WELL-PRESENTED 3 Bedroom 2 Reception 2 Bathroom Terraced Villa offering modern interiors, spacious living areas and gardens with residential parking to the rear as well as STUNNING SEA VIEWS. Situated in a SOUGHT AFTER Cul-De-Sac a short walk from local amenities including Primary School. Anstruther nearby provides all essential amenities, health services, cafes, restaurants and Secondary School. Easy access to Fife's Stunning Coastal Path, Beaches, Harbour and Open Water Tidal Pool. Accommodation: Hall, living room, dining kitchen, WC, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. Unallocated residential parking. 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 UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Laminate flooring.

LIVING ROOM

17'7" x 10'0" (5.38m x 3.06m)

Bright living room with double-glazed windows to the front and rear overlooking the garden. Coving. Radiator. Laminate flooring.

DINING KITCHEN

17'10" x 17'8" (5.45m x 5.39m)

Spacious, contemporary dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob, extractor fan, oven and fridge / freezer. Ample space to create a dining space and an additional seating area with double-glazed windows to the rear and front with a partial sea view. 2 radiators. Laminate flooring.

WC

6'3" x 4'1" (1.91m x 1.27m)

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

UPPER LANDING

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

MASTER BEDROOM

10'9" x 10'7" (3.28m x 3.25m)

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

ENSUITE SHOWER ROOM

8'11" x 6'8" (2.73m x 2.04m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to the front. Partially tiled. Radiator. Tiled flooring.

BEDROOM 2

9'6" x 9'5" (2.92m x 2.89m)

Additional double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

9'8" x 7'10" (2.97m x 2.40m)

Further double bedroom with a double-glazed window to the front with a partial sea view. Radiator. Carpeted.

BATHROOM

8'7" x 6'3" (2.62m x 1.91m)

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

GARDEN

The front garden is laid to lawn with a paved patio providing an ideal spot for garden furniture to take advantage of the view. The rear garden is laid to lawn with a border containing plants and shrubs. Ample space to add garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed making this a safe space for children and pets to play. A timber gate leads to the unallocated residential parking.

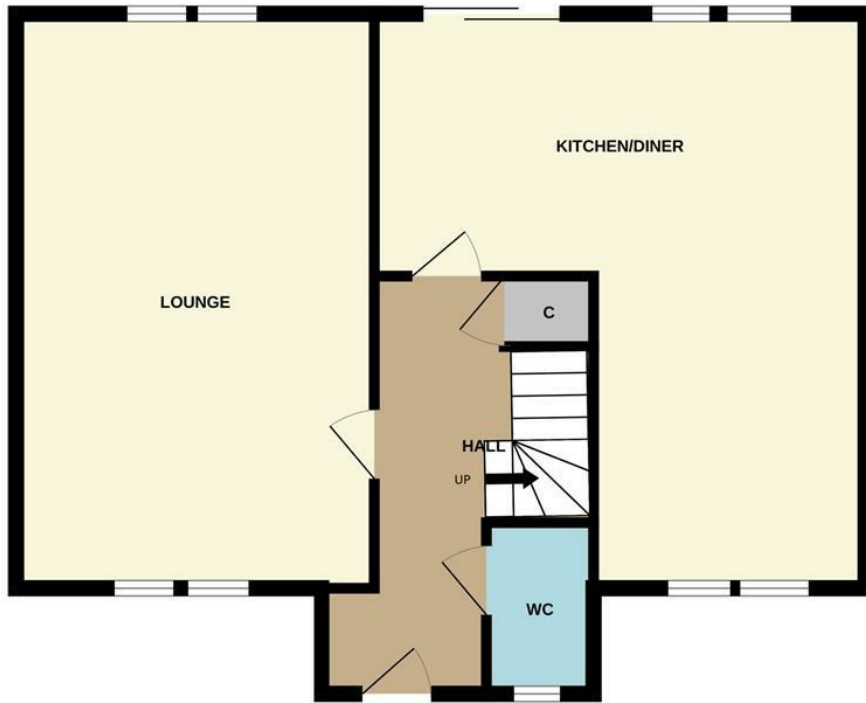
AGENTS NOTES

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





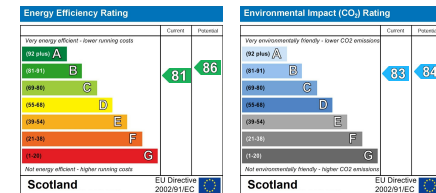
GROUND FLOOR



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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