

57 Acorn Court, Cellardyke, Anstruther, KY10 3FB

Offers Over £170,000

Fife Properties

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Spacious 2 Bedroom Ground Floor Apartment offering ONE LEVEL LIVING in a sought-after development, with OFF STREET PARKING, appealing to a first-time buyer or downsizer looking for an enviable COASTAL LIFESTYLE. Easy walking distance of local amenities and schooling, with the stunning Fife Coastal Path, beaches, tidal pool and golf courses nearby. Anstruther provides a wider range of shopping, leisure and healthcare facilities. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Shared garden. 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 decorative stained-glass door leading into the front hall and timber glazed door leads into the inner hall. Built-in double cupboard with sliding doors provides shelving/hanging/storage space. 2 radiators. Luxury Vinyl Tile flooring (LVT).

LIVING ROOM
19'4" x 12'7" (5.90m x 3.84m)
Spacious living room with 3 double-glazed windows to the front overlooking the park. Coving. 2 radiators. LVT flooring. Doorway to the kitchen.

KITCHEN
11'5" x 7'11" (3.49m x 2.43m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Integrated appliances include a gas hob, extractor fan, eye level oven, space for several freestanding appliances. Kickboard heater. LVT flooring. Opaque double-glazed door provides access to the shared rear garden and parking.

BEDROOM 1
11'5" x 9'10" (3.50m x 3.00m)
Double bedroom with 2 double-glazed windows to the rear overlooking the shared garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
11'11" x 8'8" (3.65m x 2.65m)
Additional double bedroom with 2 double-glazed windows to the rear again overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
7'10" x 5'4" (2.39m x 1.64m)
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit above. Partially tiled. Radiator. LVT flooring.

GARDEN
To the front of the property is an area of grass perfect for seating and a paved path leading to the front entrance. The communal rear garden is mainly laid to lawn with a few clothes dryers. A timber gate leads to the residential parking.

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

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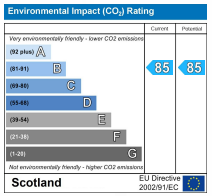
CELLARDYKE, FIFE, KY10 3FB

Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.40m (7'11") x 1.60m (5'3")

Gross internal floor area (m²): 71m²
EPC Rating: B





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