

33 Skeith Road, Cellardyke, Anstruther, KY10 3FA

Offers Over £375,000

Fife Properties

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IMPRESSIVE 4 Bedroom 2 Reception 2 Bathroom Detached Villa on a CORNER PLOT offering Driveway, Garage and EXTENDED GARDEN. Situated within easy walking distance of the Fife Coastal Path, Harbour, Open Water Tidal Pool and amenities including cafes and restaurants with Anstruther nearby. Accommodation: Hall, living room, dining room, kitchen, utility room, downstairs W.C, master bedroom with an ensuite shower room, 3 further bedrooms and a bathroom. DG. GCH. Front, side and rear gardens. Garage and driveway. 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 with opaque double-glazed inlets leading into a welcoming hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Cupboard provides storage space. Radiator. LVT flooring.

LIVING ROOM
16'1" x 14'1" (4.91m x 4.31m)
Bright living room with double-glazed windows to the sides overlooking the garden. Feature electric fire set in a timber surround. Coving. Radiator. LVT flooring. Double-glazed patio doors provide additional natural light and access to the garden.

DINING ROOM
10'2" x 9'5" (3.12m x 2.89m)
Good-sized dining room with a double-glazed window to the front. Radiator. Carpeted.

KITCHEN
10'5" x 9'4" (3.20m x 2.87m)
Contemporary fitted kitchen comprising: Wall mounted, floor standing units with wood effect worktops and splashbacks. Integrated appliances include a gas hob, extractor fan, oven, dishwasher and a fridge/freezer. Double-glazed window to the rear. Radiator. Vinyl flooring.

UTILITY ROOM
5'9" x 5'5" (1.76m x 1.66m)
Convenient utility room with floor standing units, a stainless steel sink and space for a freestanding appliance. Radiator. Vinyl flooring. Double-glazed door provides access to the garden.

W.C
6'0" x 3'7" (1.84m x 1.10m)
Contemporary 2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Radiator. Vinyl flooring.

UPPER LANDING
Leads to 4 double bedrooms and the bathroom. Hatch provides access to the roof space. Cupboard provides ample shelving/storage space. Radiator. Carpeted.

MASTER BEDROOM
13'10" x 11'2" (4.22m x 3.42m)
Spacious double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the en suite shower room.

EN SUITE SHOWER ROOM
11'8" x 5'9" (3.57m x 1.76m)
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. Vinyl flooring.

BEDROOM 2
9'6" x 9'6" (2.90m x 2.90m)
Additional double 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.

BEDROOM 3
9'5" x 8'8" (2.88m x 2.65m)
Further double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 4
9'5" x 7'1" (2.89m x 2.17m)
Bedroom with a double-glazed window to the rear, ideal for use as a home office or nursery. Radiator. Carpeted.

BATHROOM
8'6" x 7'5" (2.60m x 2.27m)
3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and an electric shower unit above. Opaque double-glazed window to the side. Partially tiled. Radiator. Vinyl flooring.

GARDEN
The property sits on a generous sized plot with gardens to the front, side and rear. The side and front gardens are laid to lawn with established plants, shrubs, mature hedgerow and are enclosed within a stone wall and timber fencing surround. The rear garden is laid with monobloc and gravel providing a low maintenance space ideal for garden furniture to relax and enjoy time in the sun entertaining family and friends. The rear garden is enclosed within a timber fence surround making this a safe space for children and pets to play. The shed and greenhouse are ideal for a keen gardener to grow plants and produce for the garden. The monobloc driveway to the front provides access to the garage and additional off street parking.

GARAGE
19'7" x 8'4" (5.97m x 2.55m)
The garage is accessed via a metal up and over door providing secure parking with additional storage space. The garage is fully lined complete with skirtings and equipped with light and power making this an ideal conversion opportunity. Wall mounted gas central heating combi boiler. Concrete flooring.

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







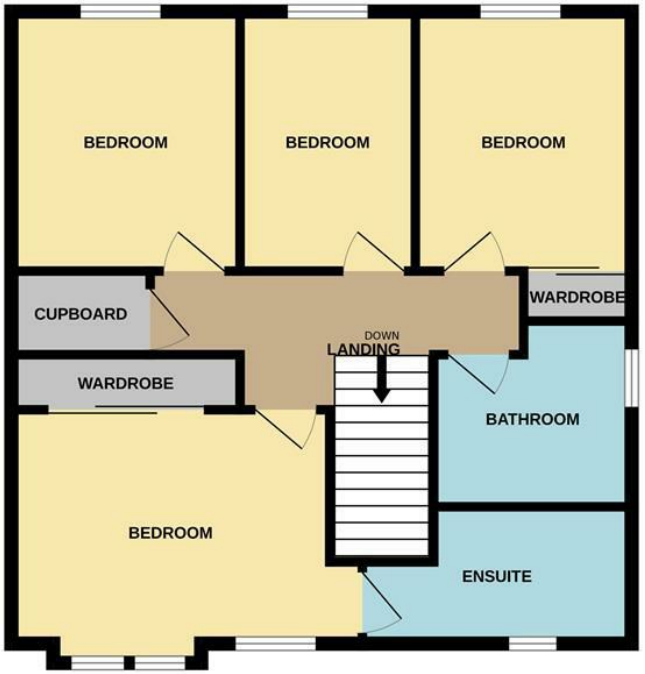




GROUND FLOOR



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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