

**9 Fowler Street, Cellardyke, Anstruther, KY10 3HW**

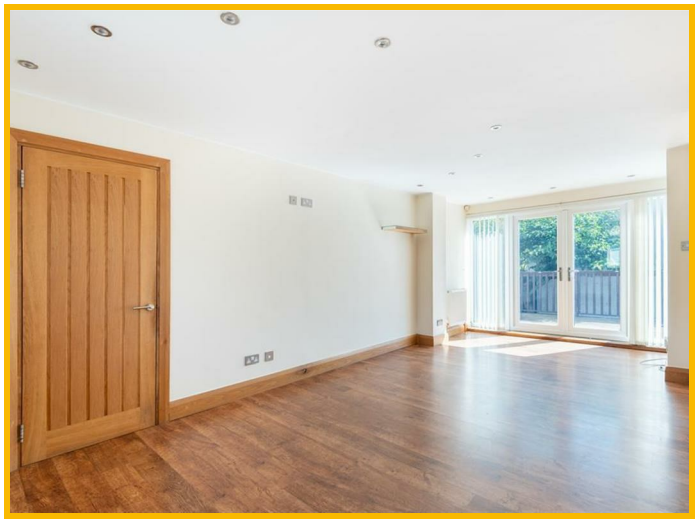
**Offers Over £260,000**

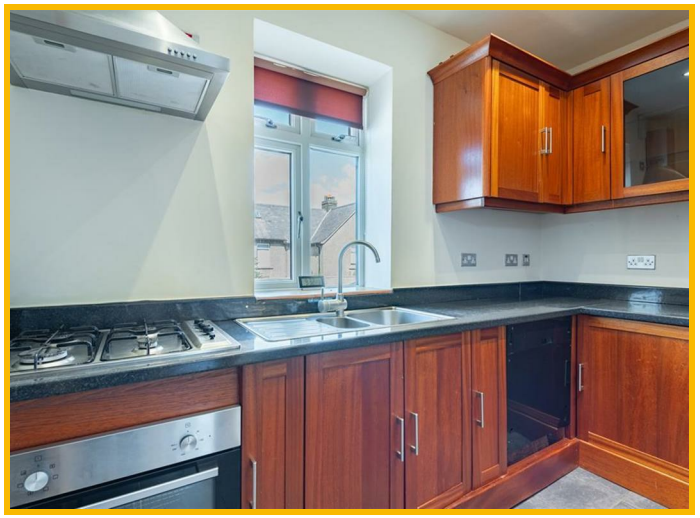
Fife Properties

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Fife Properties

WELL PRESENTED 2 Bedroom 2 Reception 2 Bathroom Semi-Detached Villa with FLEXIBLE LIVING spaces, enclosed gardens and off street parking. Situated within walking distance of Bankie Park, shops, cafes and amenities with the Fife Coastal Path, Beaches, Open Water Tidal Pool and Golf Courses nearby. Accommodation: Hall, lounge dining room, kitchen, master bedroom with an ensuite shower room, additional double bedroom, bathroom and a multipurpose attic room. DG. GCH. Gardens and off-street parking. PERSONAL PROPERTY TOUR 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. A spiral staircase leads to the multipurpose attic room. A cupboard provides hanging/storage space. Radiator. Laminate flooring.

## LOUNGE DINING ROOM
21'9" x 11'2" (6.65m x 3.41m)
Bright lounge dining room with a double-glazed window to the front. Ample space to create separate lounge and dining areas. 2 radiators. Laminate flooring. Double-glazed patio doors lead to the decking and provide additional natural light. A timber door leads to the inner hall with access to 2 bedrooms and the laundry cupboard.

## KITCHEN
10'11" x 6'7" (3.33m x 2.01m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a gas hob, extractor fan, and an oven. Double-glazed window to the front. Radiator. Tiled flooring.

## BATHROOM
10'10" x 7'6" (3.31m x 2.30m)
4-piece suite comprising: WC, wash hand basin, spa style bath and a shower enclosure with a pivot screen door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

## MASTER BEDROOM
16'0" x 10'2" (4.88m x 3.11m)
Bright double bedroom with double-glazed windows to the rear and patio doors providing access to the decking. Radiator. Laminate flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM
11'0" x 4'0" (3.37m x 1.24m)
3-piece suite comprising: WC, wash hand basin and a shower enclosure with a pivot screen door and a multijet thermostatic control shower. Fully tiled. Heated towel rail. Vinyl flooring.

## BEDROOM 2
13'5" x 9'1" (4.11m x 2.78m)
Additional double bedroom with a double-glazed window to the front. Radiator. Laminate flooring.

## LAUNDRY CUPBOARD
5'0" x 2'4" (1.53m x 0.72m)
Equipped with light, power and plumbing, ideal for plumbed appliances. Laminate flooring.

## MULTIPURPOSE ATTIC ROOM
36'8" x 13'10" (11.18m x 4.22m)
Excellent multi-purpose space with a Velux window to the front and double-glazed windows to the side and rear with a sea view towards the Firth of Forth and Berwick Law. Wall mounted gas central heating combi boiler. 3 radiators. Laminate flooring.

## GARDEN
The front garden is low maintenance laid with gravel providing off street parking accessed via a timber gate. The side and rear garden again is low maintenance laid with gravel and a raised timber decking provides an ideal space for garden furniture to relax, enjoy time in the sun and entertaining family and friends. The garden is fully enclosed within brick walls making this a safe area for children and pets to play.

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

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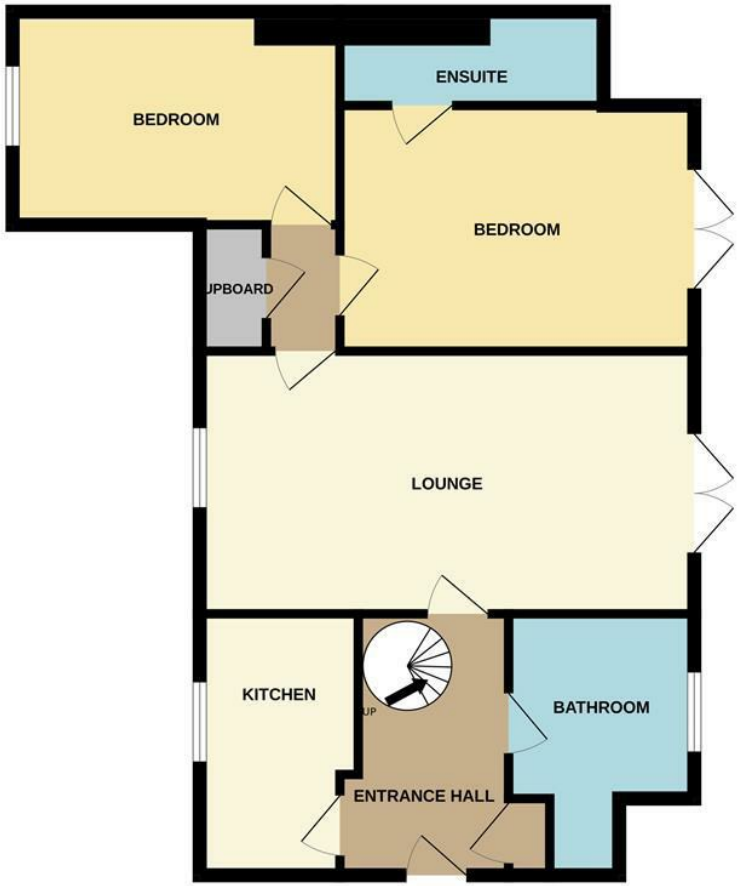






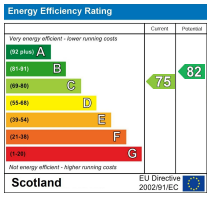


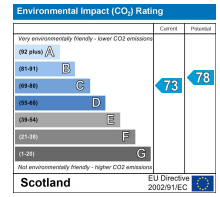
GROUND FLOOR




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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