



57 Acorn Court, Cellardyke, Anstruther, KY10 3FB

Offers Over £177,500



SPACIOUS 2 Bedroom Ground Floor Flat with shared garden and RESIDENTIAL PARKING. Located in a SOUGHT-AFTER development a short walk from local amenities, Schooling with the Fife's stunning Coastal Path, Beach, Tidal pool and Golf Courses nearby. Anstruther provides all essential amenities and health services. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Shared garden and 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 wardrobe with sliding doors provides shelving/hanging/storage space. 2 radiators. LVT flooring.

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. Opaque double-glazed door provides access to the shared rear garden and parking. Kickboard heater. LVT flooring.

BEDROOM 1

11'5" x 9'10" (3.50m x 3.00m)

Good-sized 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)

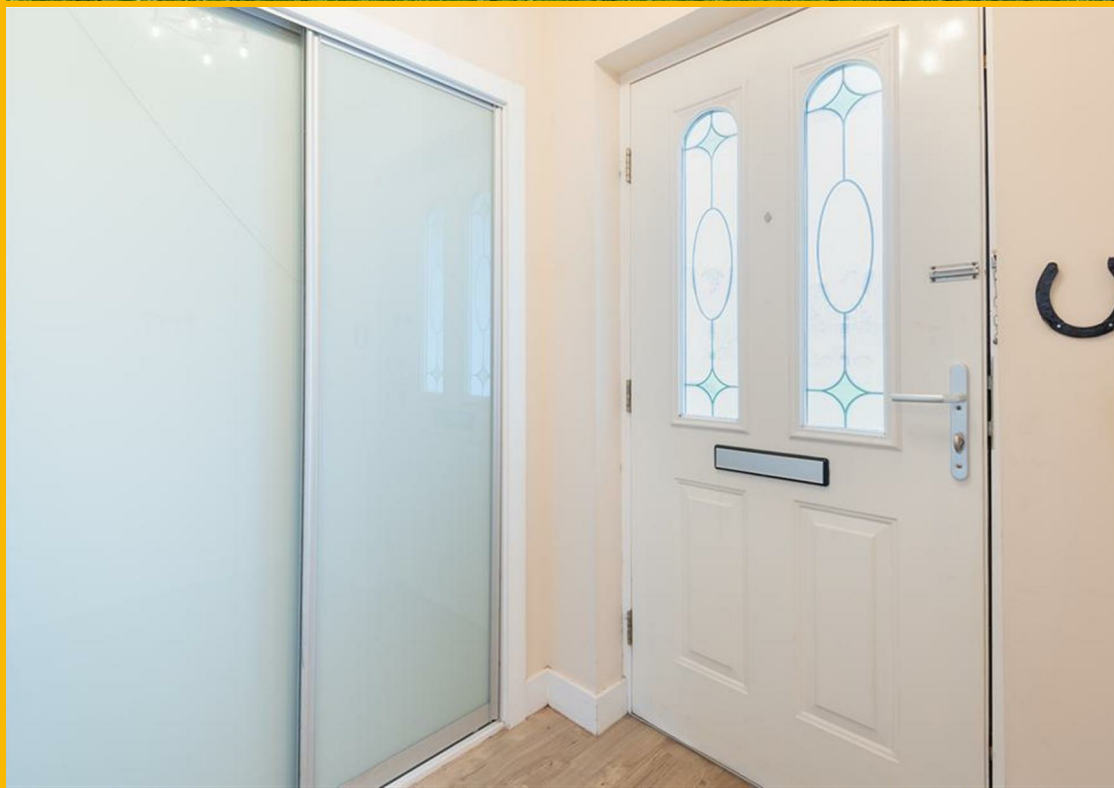
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit above. Partially tiled. Radiator. LVT flooring.

GARDEN

To the front of the property is an area of grass and a paved path leading to the front entrance. The enclosed and shared rear garden is laid to lawn with clothes drying lines. A timber gate leads to the residential unallocated parking.

AGENTS NOTES

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





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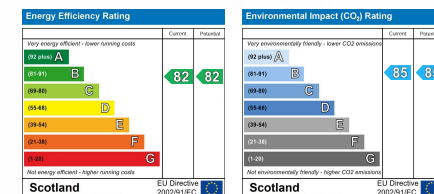
CELLARDYKE, FIFE, KY10 3FB

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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