



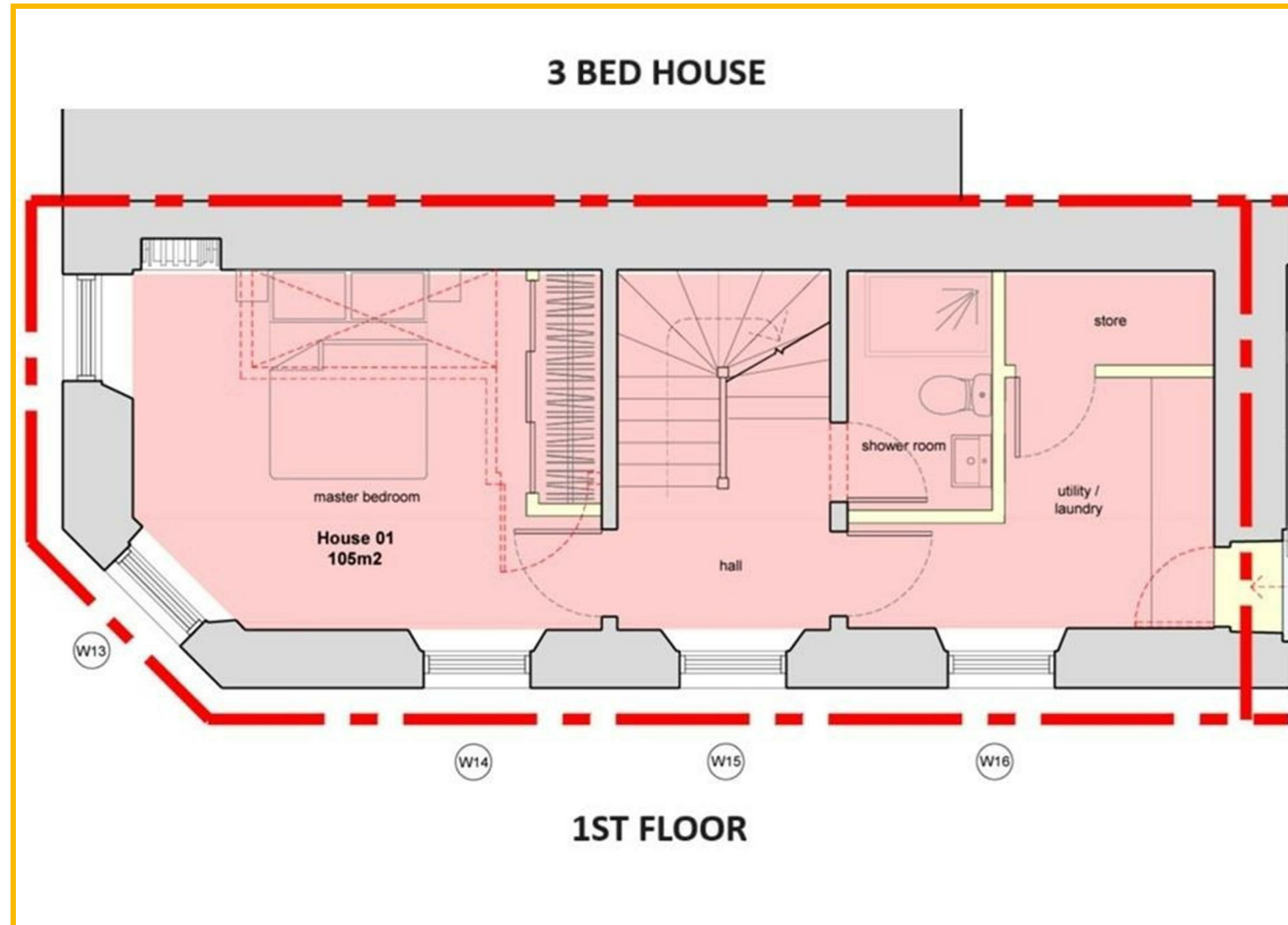
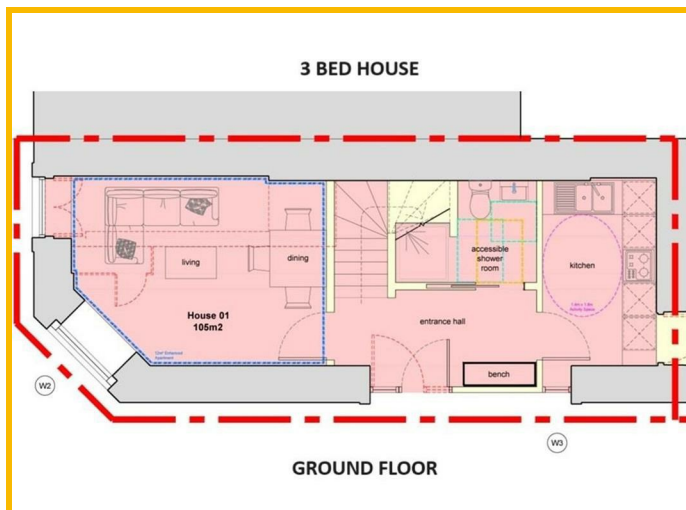
**35 Rodger Street, Cellardyke, Anstruther, KY10 3HU**

**Offers Over £250,000**





DEVELOPMENT OPPORTUNITY. Substantial B Listed Property with FULL PLANNING CONSENT to create a 3 Bedroom House and four 1 Bedroom Apartments. Planning link here: <https://planning.fife.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=S0Z2L7HFGZ600>  
CENTRAL LOCATION within Cellardyke with easy access to The Fife Coastal Path, beach, cafés, bistros, restaurants including the Primary and Secondary School. 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.

## MAIN BUILDING

Previously used as a bakery and shop, comprised of stone construction with brick extension. Internal floor area approx. 300 sq meters. Provision for water, electricity and gas.

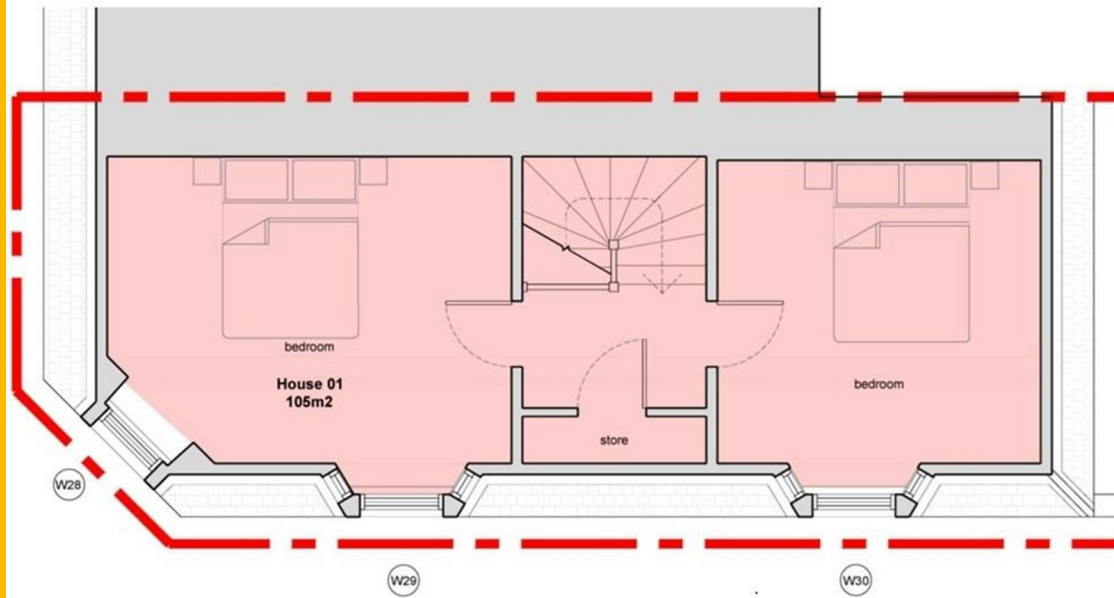
## OUTSIDE SPACE

Provision of enclosed communal bin storage area. On street parking available.

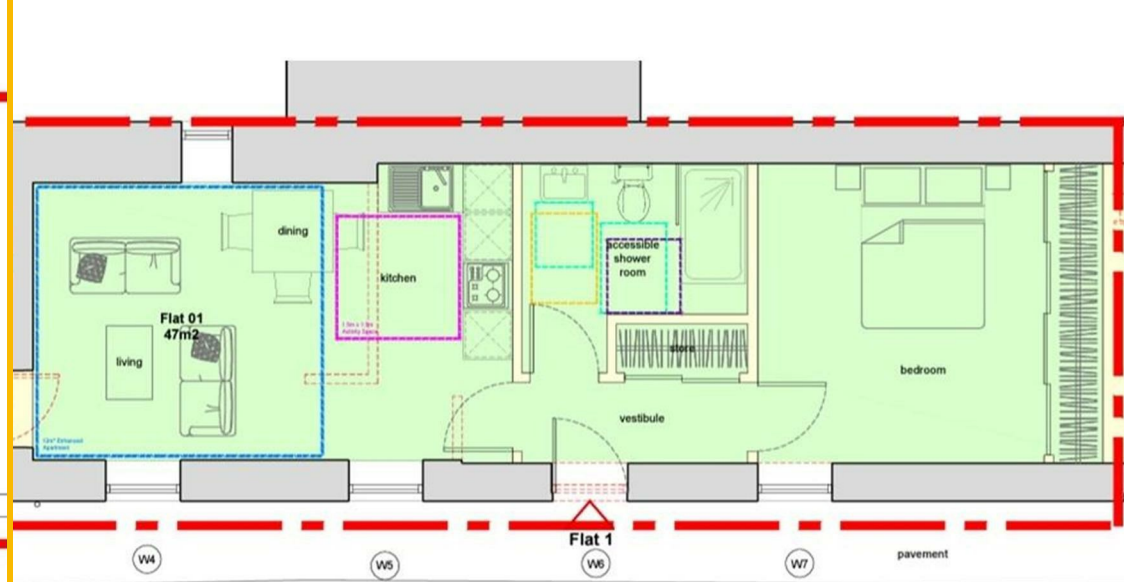
## AGENTS NOTES

Please note that all measurements are approximate to widest points.

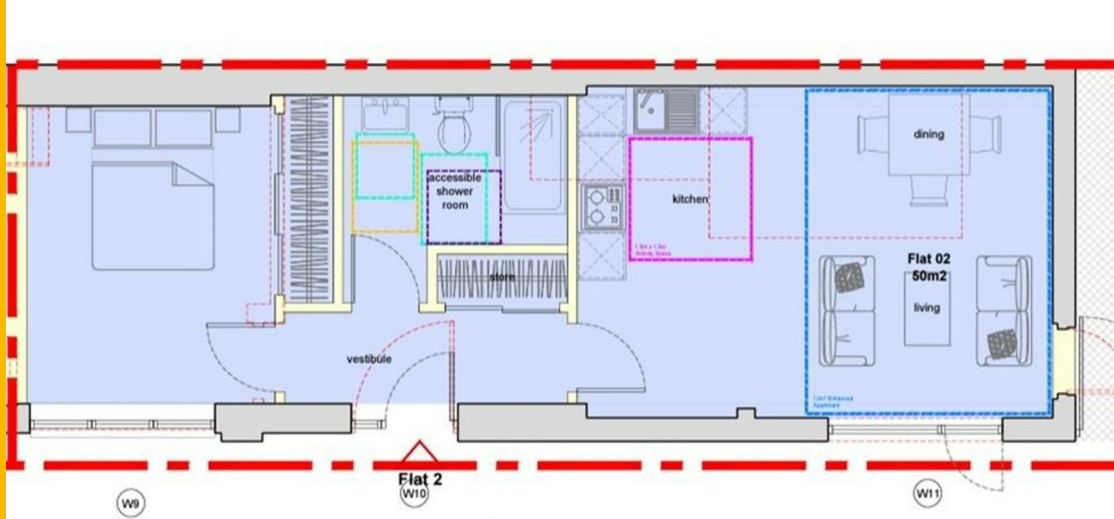
### 3 BED HOUSE



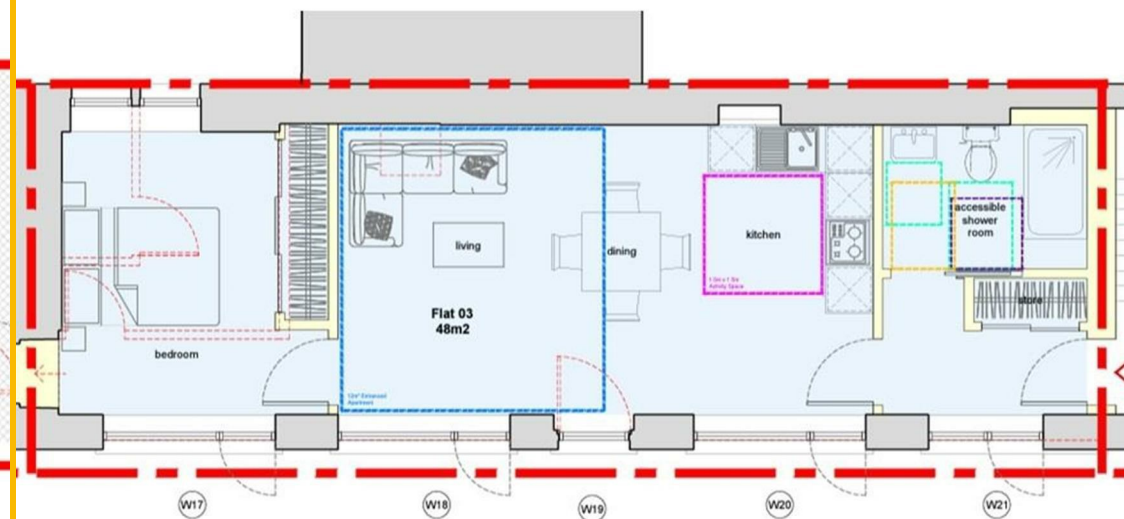
### 2ND FLOOR



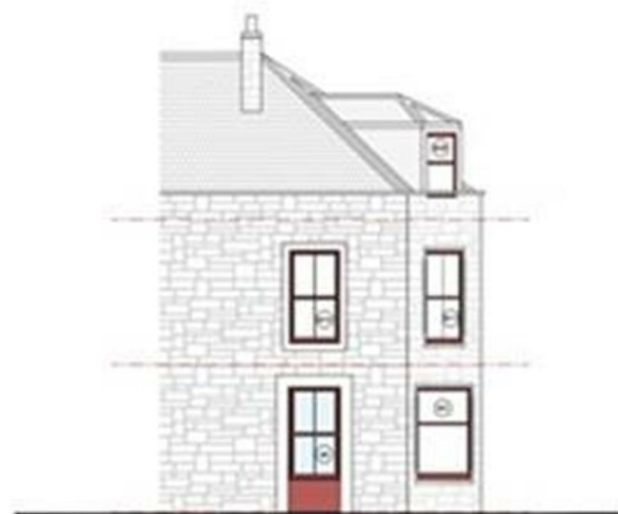
### FLAT 1





### FLAT 2



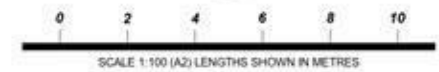
### FLAT 3



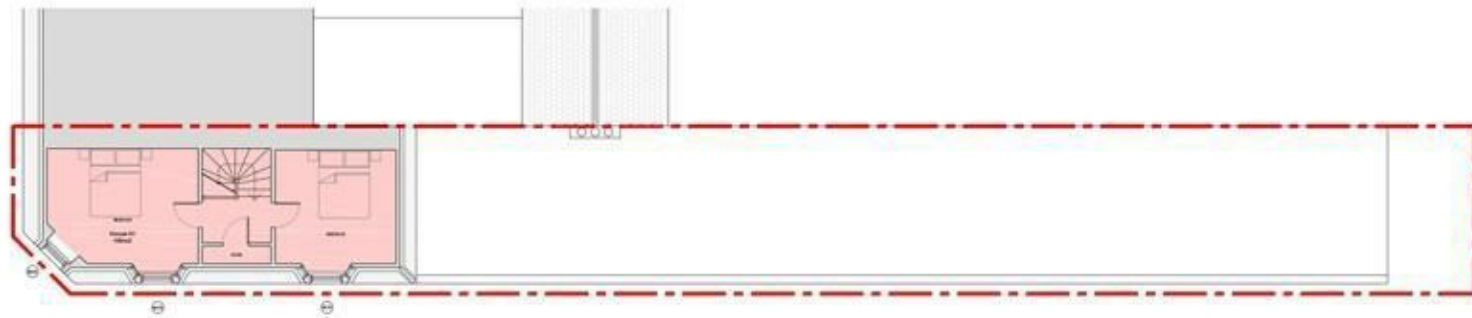
-  Proposed glazing
-  Proposed off white smooth render.
-  Proposed window infill (sandstone brick to match existing)







All dimensions and levels to be checked on site prior to the commencement of work. Architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be scaled off this drawing. All dimensions are in millimetres unless stated otherwise. If any dimensions or details conflict please notify the Architect immediately. This drawing is to be used for STATUTORY purposes only. This is not a CONSTRUCTION drawing.



**Second Floor Plan**



**First Floor Plan**



**Ground Floor Plan**

- Proposed walls and window infills
  
- House 01**  
105m<sup>2</sup>
- Flat 01**  
47m<sup>2</sup>
- Flat 02**  
50m<sup>2</sup>
- Flat 03**  
48m<sup>2</sup>
- Flat 04**  
49m<sup>2</sup>
- Communal amenity area**  
12m<sup>2</sup>

Energy Efficiency Rating		Current	Proposed	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	<b>A</b>			92-100	<b>A</b>		
81-91	<b>B</b>			81-91	<b>B</b>		
69-80	<b>C</b>			69-80	<b>C</b>		
55-68	<b>D</b>			55-68	<b>D</b>		
39-54	<b>E</b>			39-54	<b>E</b>		
21-38	<b>F</b>			21-38	<b>F</b>		
1-20	<b>G</b>			1-20	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>			EU Directive 2002/91/EC	<b>Scotland</b>			EU Directive 2002/91/EC

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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