

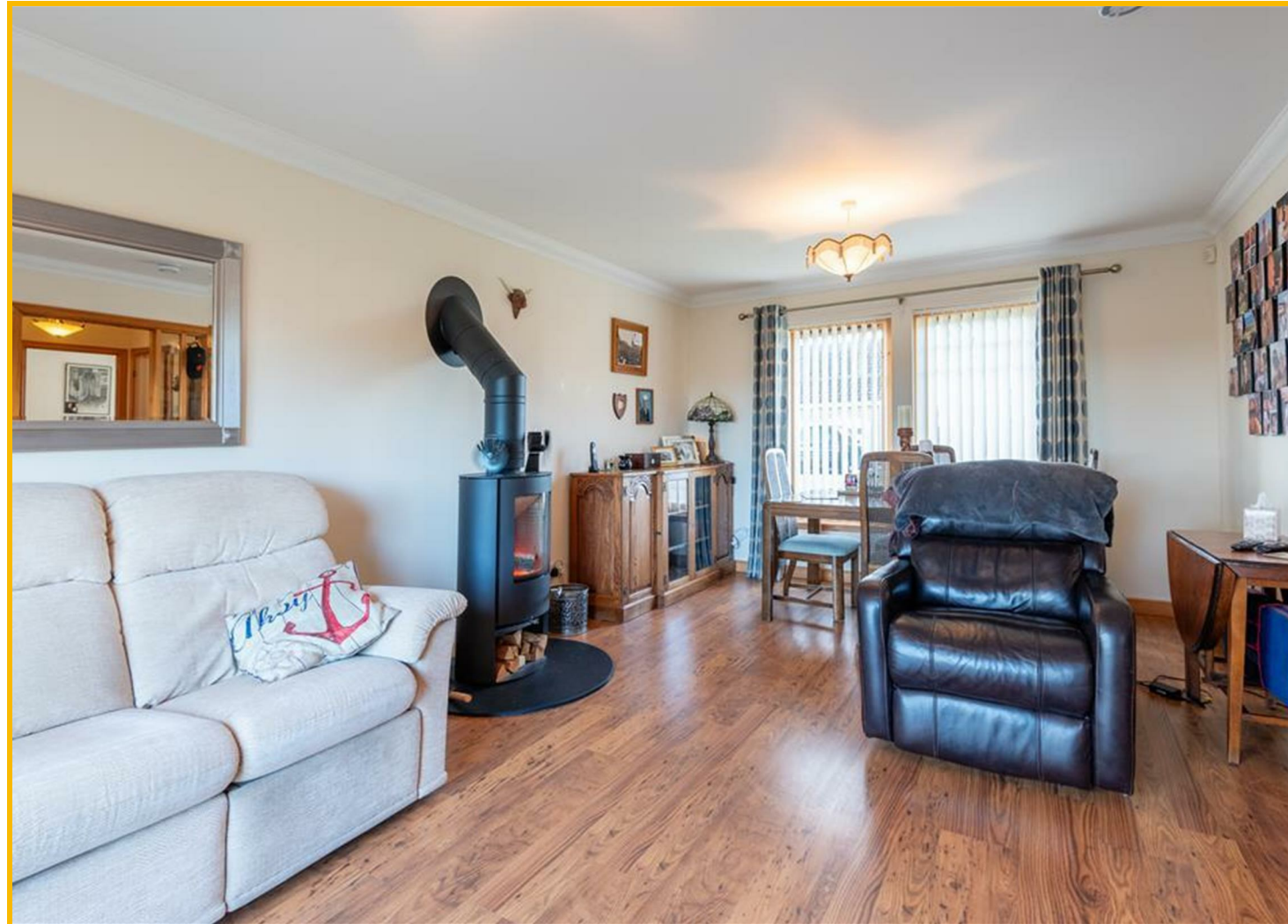
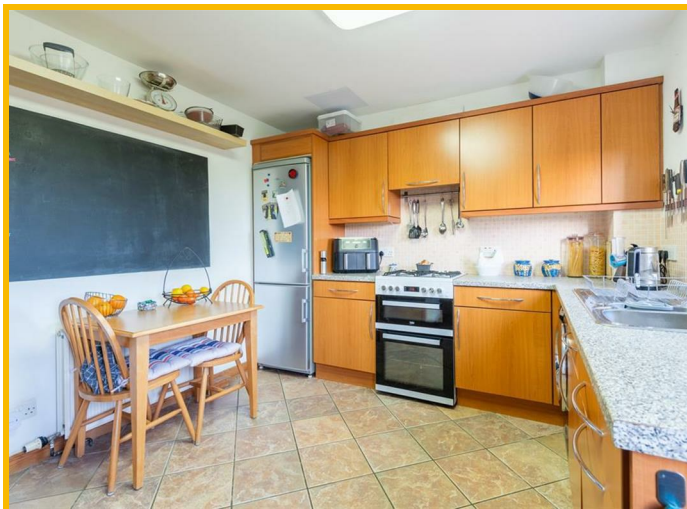
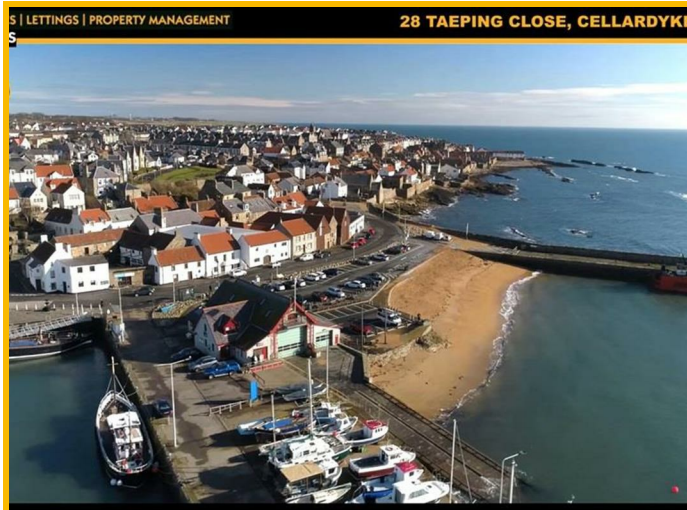


**28 Taeping Close, Cellardyke, Anstruther, KY10 3YL**

**Offers Over £375,000**



Beautiful 3 / 4 Bedroom Detached Villa situated on a SUBSTANTIAL CORNER PLOT located in a CUL-DE-SAC, with the Fife Coastal Path, beach, harbour and open water tidal pool close by making this a desirable family home. Accommodation: Hall, lounge dining room, breakfasting kitchen, master bedroom with an ensuite shower room, 2 additional double bedrooms, bathroom and a W.C. Gardens. Driveway. Sunroom. DOUBLE GARAGE. 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, open water tidal pool 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.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door leading into the lower hallway with several cupboards. Carpeted stairs with timber balustrade leading to the upper landing with double-glazed window to the front. Coving. 2 radiators. Laminate flooring.

## LOUNGE DINING ROOM

19'8" x 11'8" (6.01m x 3.58m)

Bright and spacious lounge dining room with double-glazed windows to the front. Feature log burning stove set on a slate hearth. Coving. 2 radiators. Laminate flooring. Double-glazed sliding patio door leads to the rear garden.

## BREAKFASTING KITCHEN

13'8" x 10'2" (4.17m x 3.12m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include extractor fan and dishwasher with space for freestanding appliances. Space for dining furniture. Double-glazed window to the rear. Radiator. Tiled flooring. Composite door with opaque double-glazed window leads to the rear garden.

## BEDROOM 3

11'3" x 10'3" (3.45m x 3.13m)

Good-sized double bedroom on the ground floor with 2 double-glazed windows to the front. Coving. Radiator. Carpeted.

## W.C

5'7" x 3'9" (1.71m x 1.16m)

2-piece suite comprising: W.C and wash hand basin. Opaque double-glazed window to the front. Coving. Radiator. Laminate flooring.

## UPPER LANDING

Cupboard provides shelving/storage space and houses the hot water tank. Access hatch to roof space via a fixed, metal Ramsay style ladder provides storage. Radiator. Laminate flooring.

## MASTER BEDROOM

16'7" x 12'8" (5.06m x 3.87m)

Bright double bedroom with 2 double-glazed windows to the front. Built-in wardrobes with mirrored sliding doors provide shelving/hanging/storage space and secret access to the ensuite shower room. Coving. Radiator. Laminate flooring.

## ENSUITE SHOWER ROOM

6'6" x 6'4" (2.00m x 1.94m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled / wet walled. Radiator. Tiled flooring.

## BEDROOM 2

19'9" x 13'0" (6.04m x 3.97m)

Originally 2 double bedrooms opened into one to create lounge/bedroom with double-glazed windows to the front and rear. 2 fitted wardrobes with sliding doors provide shelving/hanging/storage space. Partial coving. 2 radiators. Laminate flooring.

## BATHROOM

6'11" x 6'4" (2.13m x 1.94m)

3-piece suite comprising: W.C, wash hand basin and a bath with fixed shower curtain rail and thermostatic control shower overhead. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

## GARDEN

To the front of the property is a low maintenance garden laid with artificial grass and a mono bloc path leading to the front door. A gravel driveway to the side leads to the double garage and provides additional off street parking. Timber gates to both sides of the property allow access to the rear garden. The rear garden is enclosed within a stone walled and timber fence surround providing an excellent space for pets and children to play. A paved patio provides an ideal spot for garden furniture to enjoy recreation time in the sun. Potting shed ideal for any keen gardener or pets. A timber summer house with provision for light and power provides an additional, sheltered spot to relax outdoors.

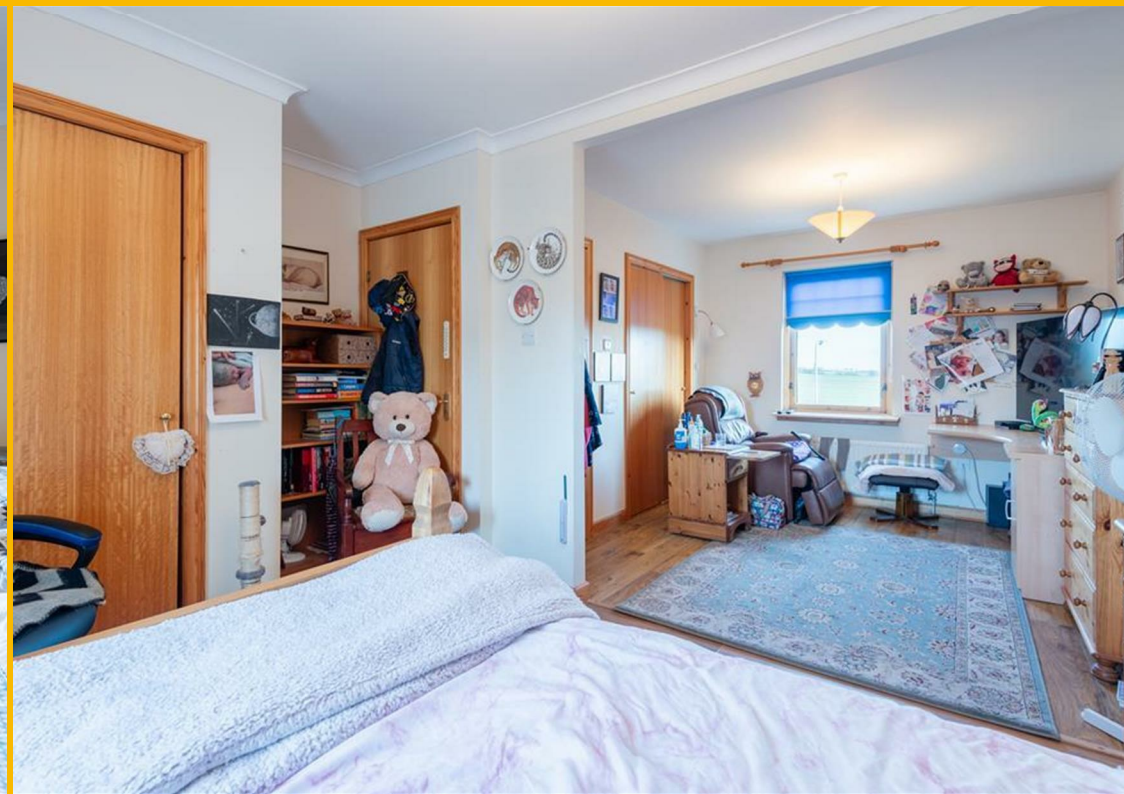
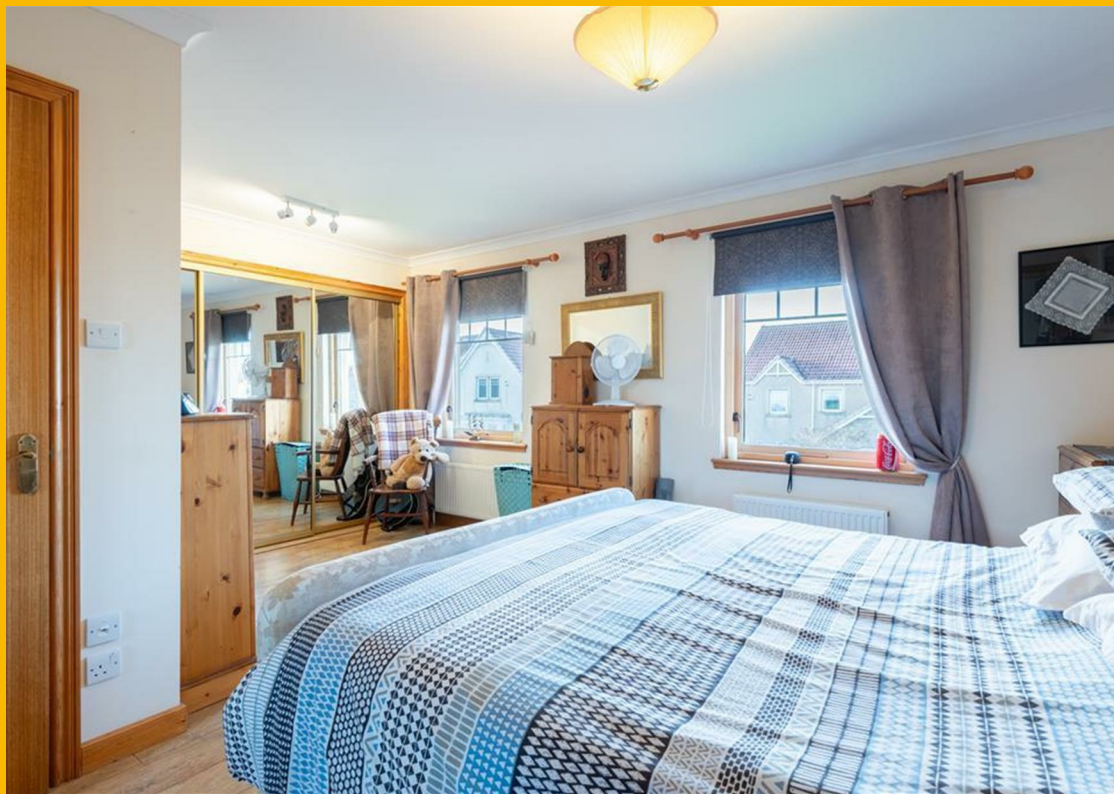
## GARAGE

18'10" x 17'10" (5.76m x 5.46m)

Double garage accessed via 2 metal up and over doors provides secure parking for 2 vehicles with an abundance of fitted cupboard and shelving storage space. Additional storage overhead in the loft area. Wall mounted gas central heating condensing boiler. Provision in place for light and power with concrete flooring. A timber door leads to the rear garden.

## AGENTS NOTES

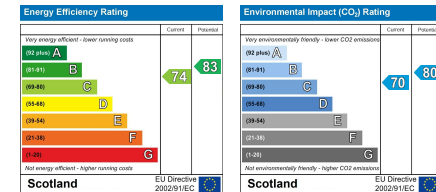
Please note that all room sizes are measured approximate to widest points.







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