



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

**Offers Over £400,000**



SPACIOUS 5 Bedroom Mid Terraced Townhouse READY TO MOVE IN with an OUTBUILDING, located within a 5-minute walk to the Fife coastal path, beach, open water tidal pool and harbour appealing to a family. Accommodation: Hall, living room open to the kitchen, W.C., 4 double bedrooms, a good-sized single bedroom, shower room and bathroom. GCH. DG. Courtyard and garden with an outbuilding that could be an art/craft/music room. PERSONAL PROPERTY TOUR and DRONE FOOTAGE available online.



## LOCATION

Cellardyke, Anstruther is a charming fishing village in the East Neuk of Fife. Located 9 miles South East 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.

## HALL

Accessed via a solid timber door into the main hall. Doorway to the rear leads to an understairs cupboard housing the Central Heating Combi Condenser Boiler. A timber door leads to the courtyard. 2 radiators. Decorative tiled flooring. Carpeted stairs leading to 1st floor landing.

## LIVING ROOM

16'5" x 15'3" (5.01m x 4.66m)

Bright and spacious living room with double-glazed window to the front. Cornicing. 2 radiators. Carpeted. Open plan to the kitchen.

## KITCHEN

14'0" x 10'6" (4.29m x 3.21m)

Spacious contemporary kitchen comprising: Wall mounted, floor standing units with co-ordinating worktops and tiled splashback. Integrated appliances include an oven, hob, with extractor above and a dishwasher. Laminate flooring. Double glazed patio doors lead to the rear courtyard.

## W.C.

4'9" x 3'2" (1.45m x 0.98m)

2-piece suite comprising: W.C. and a wash hand basin. Partially tiled. Chrome radiator. Tiled flooring.

## 1st FLOOR LANDING

Sweeping stairwell with a double-glazed window to the rear leads to the upper landing. Cornicing. Radiator. Carpeted.

## BEDROOM 1

14'6" x 11'0" (4.43m x 3.37m )

Double bedroom with double-glazed window to the rear. Ornate decorative fireplace with alcove adjacent. Cornicing. Radiator. Carpeted.

## BEDROOM 2

12'1" x 10'5" (3.70m x 3.20m )

Additional double bedroom with double-glazed window to the front. Radiator. Carpeted.

## BEDROOM 3

12'2" x 5'7" (3.71m x 1.71m )

Good-sized single bedroom with double-glazed opaque window to the front. Radiator. Carpeted. Could be the perfect dressing room or home office.

## BATHROOM

8'10" x 6'0" (2.70m x 1.83m)

Well-presented 3-piece suite comprising: W.C., wash-hand basin and a P shaped bath with mains fed shower and pivot screen above. Partially tiled. Vertical chrome radiator. Tiled flooring.

## UPPER LANDING

Bright stairwell with double glazed window to the rear. Attic hatch provides access to the partially floored roof space via a fixed metal ladder. Radiator. Carpeted.

## BEDROOM 4

12'6" x 12'0" (3.82m x 3.68m )

Double bedroom with double-glazed window to the rear with partial views over the roof tops towards the May Isle. Radiator. Carpeted.

## BEDROOM 5

13'10" x 12'4" (4.24m x 3.77m )

Further double bedroom with double-glazed bay window to

the front with partial sea views to the side window. Built in wardrobe provides shelving/hanging/storage. Radiator. Carpeted.

## SHOWER ROOM

8'0" x 5'4" (2.45m x 1.65m)

3-piece suite comprising: W.C., wash-hand basin and corner shower enclosure with thermostatic shower and sliding doors. Velux style window to the front. Partially tiled. Chrome radiator. Tiled flooring.

## GARDENS

The front garden is low maintenance with concrete area for bin storage and partial stone wall surround. The courtyard garden is accessed from 2 options to the rear of the property and is concrete base with a walled surround. A walkway leads to the access for the outbuilding and rear garden. The extensive rear garden is mainly laid to lawn, with raised patio area for outside seating and has some mature trees and shrubs. It is enclosed within timber/wall surround making this the ideal place to enjoy relaxation time in the sun.

## OUTBUILDING

14'6" x 11'1" (4.42m x 3.40m)

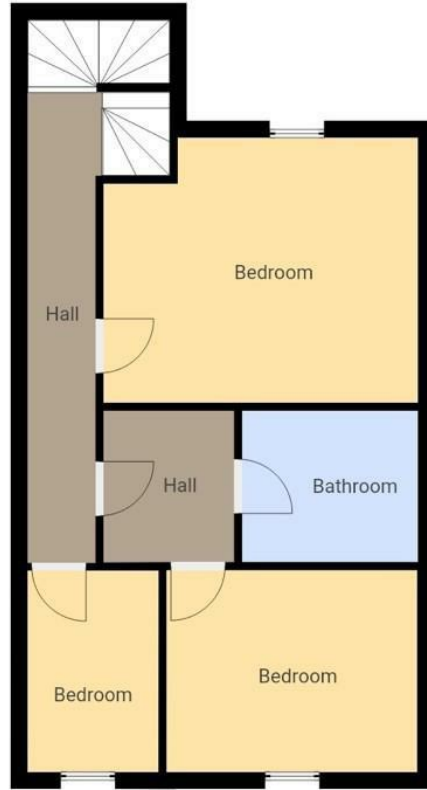
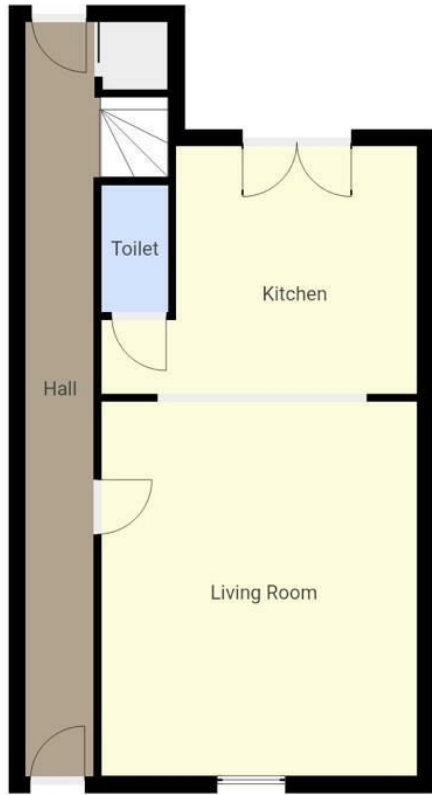
Accessed from the courtyard with provision for power, water and drainage. Double glazed window to the front, fully lined and insulated. This could make the perfect home office, music or arts and craft room.

## AGENTS NOTES

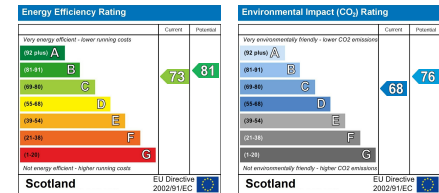
Please note that all room sizes are measured approximate to widest points.







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