



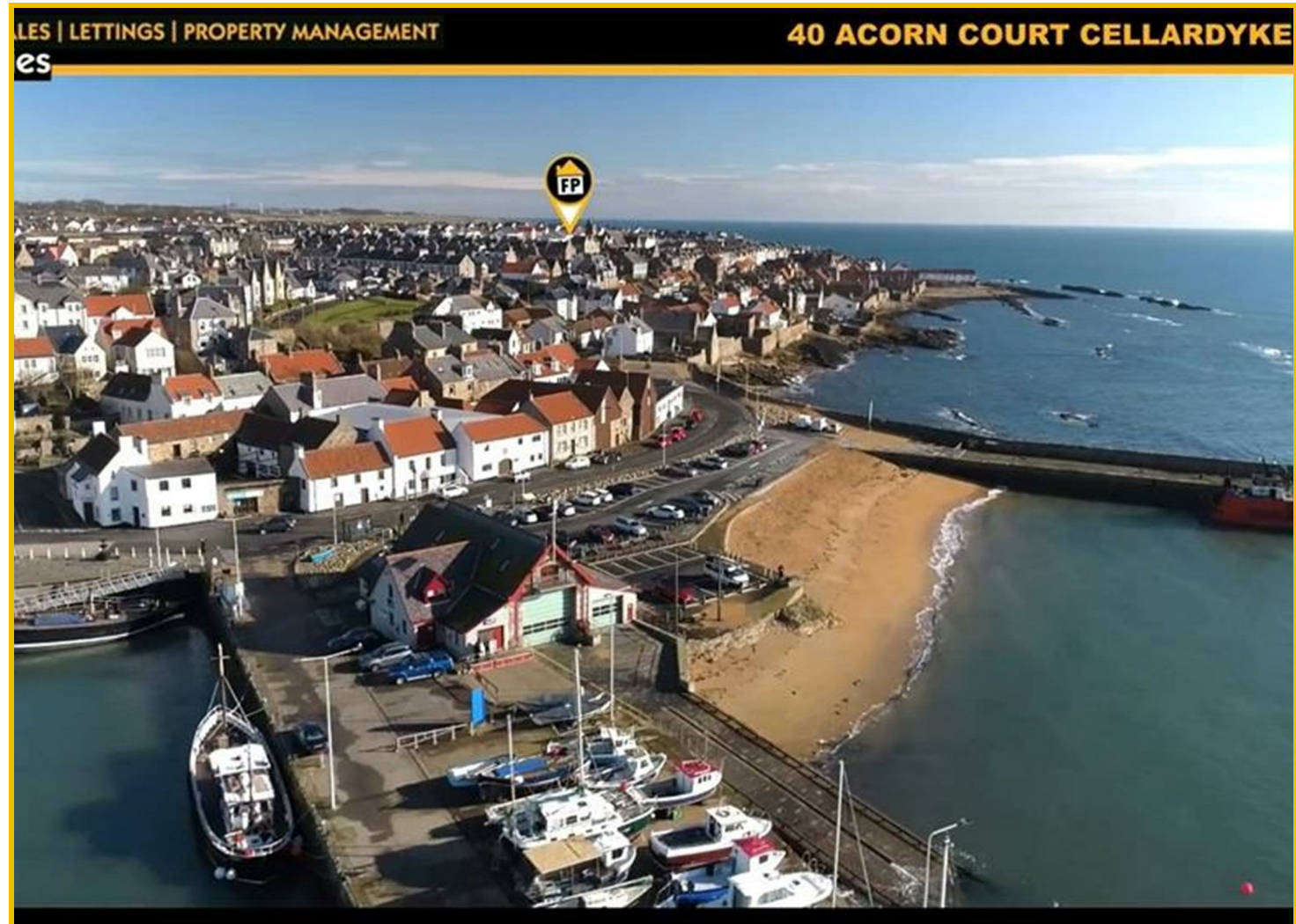
**40 Acorn Court, Cellardyke, Anstruther, KY10 3FB**

**Offers Over £200,000**





BEAUTIFULLY presented 2 Bedroom Upper Apartment FINISHED TO A HIGH STANDARD in a SOUGHT-AFTER location within a short walk to the Fife Coastal Path, beach, open water tidal pool and harbour appealing to all ages. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms and a bathroom. GCH. DG. Communal gardens to the front and side. Residential parking to the rear. 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. All of this makes Cellardyke one of the most desirable places to live.

## HALL

Accessed via a UPVC door with glazed inlets into the spacious entrance hall. Cupboard provides storage. Access hatch to roof space. Radiator. Carpeted.

## LOUNGE

14'9" x 10'5" (4.5m x 3.19m)

Bright and spacious lounge with double glazed windows to the front and side. 2 radiators. Carpeted.

## DINING KITCHEN

14'9" x 12'8" (4.50m x 3.87m)

Contemporary kitchen comprises: Wall mounted, floor standing units with contrasting worktops, matching splashbacks with integrated oven, hob and extractor. Integrated fridge freezer. 3 double glazed windows to the side. 2 radiators. Vinyl flooring.

## BEDROOM 1

11'9" x 8'11" (3.6m x 2.72m )

Bright double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

11'9" x 8'5" (3.6m x 2.59m )

Additional double bedroom with 2 double-glazed windows to

the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

10'4" x 8'5" (3.16m x 2.59m)

Beautiful 4-piece suite comprising: WC, wash-hand basin, bath and separate enclosed shower cubicle with sliding doors. Double-glazed opaque window to the rear. Partially tiled. Radiator. Vinyl flooring.

## GARDEN GROUNDS

The gardens are communal and mainly laid to lawn with a neat, paved path to the external stairway. To the rear is a vast area for residential parking.

## AGENTS NOTES

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











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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	82	82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A	8.5	8.5
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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