



51 John Street, Cellardyke, Anstruther, KY10 3BA

Offers Over £450,000



Beautiful SEASIDE 4 Bedroom Townhouse located on The Fife Coastal Path with UNINTERRUPTED PANORAMIC SEA VIEWS across the Firth of Forth with DIRECT BEACH ACCESS from the garden. The ideal family home for a relaxing coastal lifestyle. Accommodation: Hall, sitting room, dining kitchen, 4 bedrooms, a bathroom, W.C. and a basement laundry/storage room/W.C. GCH. Garden. 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 timber door and stairs leading to the main landing. Access hatch to basement. Stairway with timber balustrade and carpet runners leading to the upper and lower levels. Sash and case window to the rear. Radiator. Beautiful, exposed timber flooring.

SITTING ROOM

11'10" x 11'8" (3.62m x 3.58m)

Bright sitting room with sash and case window to the side and window to the front with incredible sea views across the Firth of Forth. Cornicing. 2 radiators. Exposed timber flooring.

BEDROOM 1

10'5" x 8'6" (3.20m x 2.60m)

Bedroom currently utilised as a 'snug' with sash and case window to the rear. Feature fireplace with a cast iron multi fuel stove. Radiator. Exposed timber flooring.

BEDROOM 2

10'11" x 8'2" (3.33m x 2.50m)

Bedroom currently utilised as a home office with sash and case window to the front with a stunning sea view. Cupboard

houses the hot water cylinder. Fixed shelving provides display/storage space. Radiator. Carpeted.

W.C

5'6" x 4'6" (1.69m x 1.39m)

2-piece suite comprising: W.C and vanity wash hand basin. Radiator. Vinyl flooring.

UPPER LANDING

Provides access to 2 double bedrooms and the bathroom. Nooks provide hanging storage space. Exposed timber flooring.

BEDROOM 3

13'1" x 8'2" (4.00m x 2.50m)

Bedroom with Velux window to the rear and a sash and case window to the front with stunning sea views. Radiator. Carpeted.

BEDROOM 4

14'5" x 11'5" (4.40m x 3.48m)

Bedroom with Velux window to the side with a sea view. Feature exposed timber beams. Radiator. Exposed timber flooring.

BATHROOM

10'10" x 6'3" (3.32m x 1.91m)

3-piece suite comprising: W.C, Belfast sink and a bath with thermostatic control shower above. Velux window to the rear. Partially tiled. Radiator and electric underfloor heating. Tiled flooring.

LOWER HALL

Provides access to the dining kitchen and basement.

DINING KITCHEN

11'6" x 10'11" (3.51m x 3.34m)

Bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and partially tiled splashback. Ample space for freestanding appliances and dining furniture. Sash and case windows to the front and side both with sea views and overlook the garden. Radiator. Laminate flooring. Timber door leads to the garden.

BASEMENT/LAUNDRY

24'4" x 14'3" (7.42m x 4.36m)

Spacious basement currently utilised as a laundry with additional storage space with provision for light, power and plumbing. Cupboard provides additional storage. Wall mounted gas central heating condensing boiler. 2 radiators. Doorway to an original W.C. Timber door leads to the garden.

GARDEN

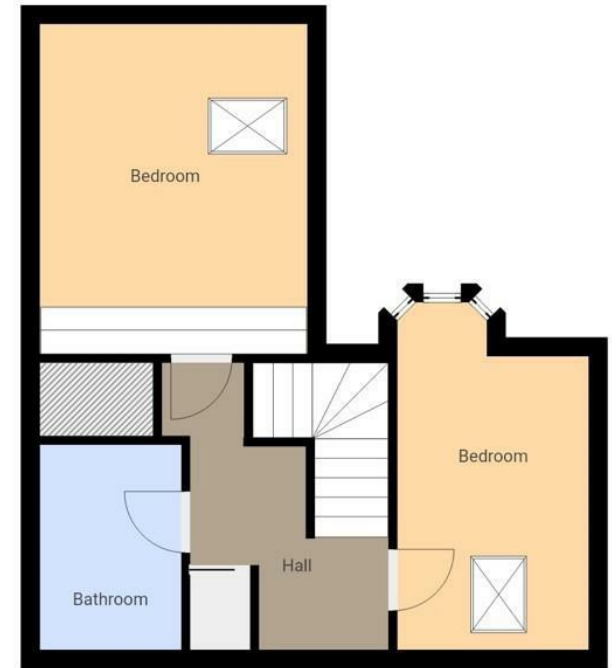
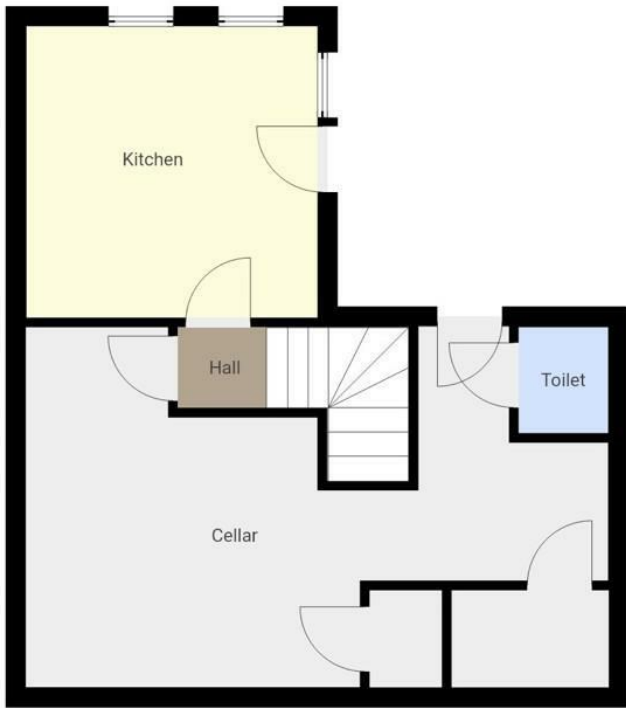
To the front of the property is an enclosed garden mainly laid to lawn with borders containing established plants and ample space for the keen gardener to add their own flair. A patio area provides an ideal location for garden furniture to relax and enjoy recreation time in the sun with the sound of the ocean providing a truly tranquil outdoor space. A timber gate leads directly onto the coastline providing a beautiful extension to your garden.

AGENTS NOTES

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

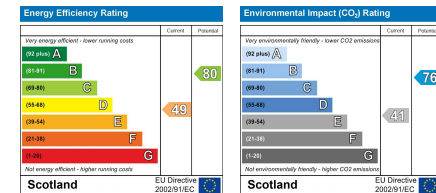






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