



Thorntons 



12 James Street, Cellardyke, Fife,
KY10 3AY

12 James Street, Cellardyke is a ground floor two bedroom flat situated in this picturesque East Neuk village. This property comes to the market in excellent condition with recently installed gas central heating and the accommodation comprising entrance hall, sitting/dining room, kitchen, two double bedrooms and shower room. To the rear of the property is a small private courtyard.

The sitting room has a double glazed sash window to the front, space for suite and ample space for dining table and a door giving access into the kitchen. The kitchen is brightly decorated with a double glazed window overlooking the courtyard and is fitted with units and co-ordinating work surfaces. The main bedroom is to the front of the property with a double glazed sash window and press cupboard. Bedroom 2 also has a double glazed window overlooking the rear courtyard and a separate shower room with three piece suite is access off the main hall.

12 James Street, Cellardyke would make an ideal holiday home, rental investment or indeed as a starter home.

Cellardyke is one of the famed East Neuk fishing villages and is said to be one of the best preserved and most attractive old fishing ports in Scotland. The village enjoys easy access to the amenities and facilities of nearby Anstruther including a supermarket, primary and secondary schools and both doctors' and dental surgeries. The East Neuk is well known for its coastal walks, beaches and golf courses and Cellardyke is home to "East Neuk Outdoors" which offers a wide range of outdoor activities for all ages and abilities. There is a golf course in Anstruther and St Andrews ("the home of golf") is only fifteen minutes away by car. Dundee, Glenrothes and Kirkcaldy are all within commuting distance.

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Room Dimensions

Sitting Room	15'11 x 12'1	(4.85m x 3.68m)
Kitchen	9'3 x 6'10	(2.82m x 2.08m)
Bedroom 1	14'6 x 11'4	(4.42m x 3.45m)
Shower Room	11'4 x 5'1	(3.45m x 1.55m)
Bedroom 2	12'0 x 11'1	(3.66m x 3.38m)



Illustrative only. Not to scale.





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PSPC



TSPC



1 Public



On Street
Parking



2 Bed



EPC Rating



1 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.