



34 West Forth Street, Cellardyke, KY10 3HL

Offers Over £240,000



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**OFFERS OVER**  
**£240,000**

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Rollos are pleased to offer this traditional three storey terraced villa situated within the charming East Neuk coastal village of Cellardyke. The property requires some internal upgrading and offers excellent development opportunity (subject to necessary planning) with various outbuildings to the rear including garage with attic space. From the top floor, the property enjoys beautiful views over the Firth of Forth and surrounding coast line.

The accommodation is formed over three levels comprising on the ground floor; entrance vestibule, main reception hallway with two cupboards, living room and dining kitchen. The kitchen has a built-in cooker, floor and wall mounted units with complementary worksurfaces. The first-floor accommodation comprises two double bedrooms and bathroom with shower. The top floor accommodation comprises large bedroom with stunning views over the Firth of Forth and a feature stove. This impressive room has been utilised as a sitting room in the past and may be subdivided (subject to necessary planning consents) whilst there is

access to the attic. The property benefits from gas central heating and partial double glazing.

Externally the large garden to the rear is split into two sections. The first section is a courtyard with access to a store outhouse. The second section has a large lawn area with various plants and shrubberies. This garden has access to an outhouse/store and garage with attic.

Rollos highly recommend an early viewing to appreciate the accommodation on offer.





- Traditional terraced villa
- Lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Sea views
- GFCH
- Garage
- Garden to the rear
- Popular residential area

### **INCLUDED**

All fitted carpets and fitted floor coverings will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND C**

**EPC RATING: D**

**FLOOR AREA: 1453.13 SQ FT**





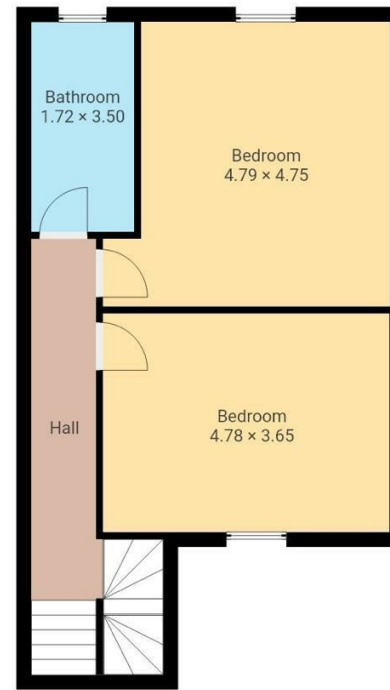
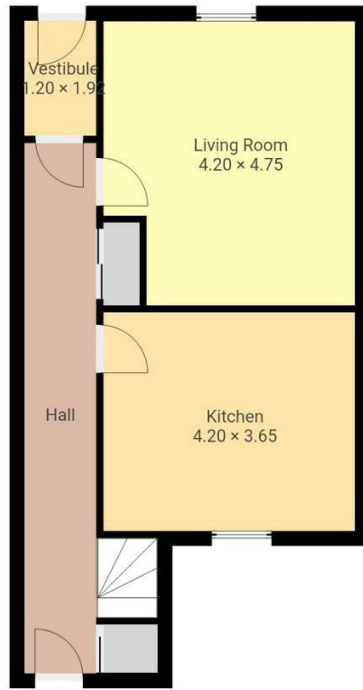


## Room Sizes

*Approximate measurements*

Living Room	13'9" x 15'7"
Kitchen	13'9" x 11'11"
Vestibule	3'11" x 6'3"
Bedroom	15'8" x 15'7"
Bedroom	15'8" x 11'11"
Bedroom	17'0" x 24'3"
Bathroom	5'7" x 11'5"





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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.