



Benavon, Williamson Place, Toll Road, Cellardyke, KY10 3BL

Offers Over £260,000



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Benavon is a charming semi-detached villa pleasantly situated in the popular coastal village of Cellardyke close to the picturesque harbour and local amenities whilst nearby Anstruther offers a wide range of facilities. The property offers generous accommodation and benefits from a large enclosed garden.

The bright accommodation is formed over two levels comprising on the ground floor; entrance vestibule which in turn leads to the main reception hallway, lounge, kitchen/diner, bathroom and utility room. The lounge has a bay window overlooking the front garden and a feature fireplace. The kitchen has a built-in cooker with floor and wall mounted units with complementary worksurfaces. The kitchen opens to the diner which in turn leads to the utility room. The bathroom suite consists of WC, wash hand basin and bath with shower attachment. The first-floor accommodation comprises three good sized double bedrooms and shower-room. The modern shower-room suite consists of WC, wash hand basin with vanity unit and shower cubicle. The property benefits from gas fired central

heating and double glazing.

Externally the garden to the front has various established plantings. The enclosed garden to the rear has a patio seating area, large lawn and stores. There are also various mature plants trees and shrubberies.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- Semi-detached villa
- Lounge
- Kitchen/Diner
- Three double bedrooms
- Bathroom
- Shower Room
- Utility Room
- Gas-fired central heating
- Double glazing
- Gardens to front & rear

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 D

EPC RATING: D

FLOOR AREA: 1270.14 SQ FT





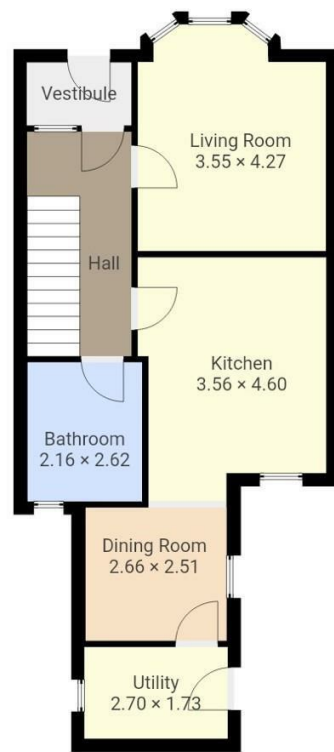


Room Sizes

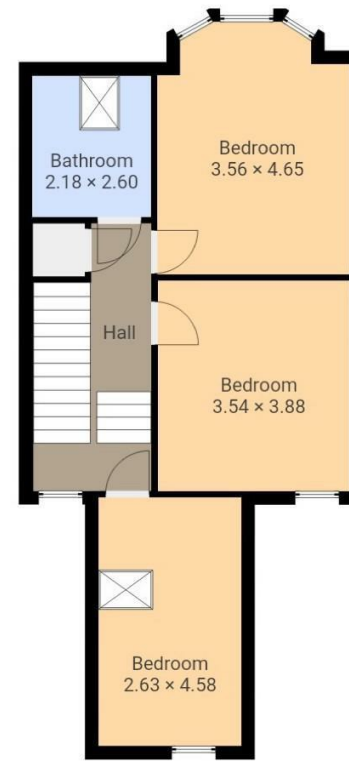
Approximate measurements

Living Room	11'7" x 14'0"
Kitchen	11'8" x 15'1"
Dining Room	8'8" x 8'2"
Utility Room	8'10" x 5'8"
Bathroom	7'1" x 8'7"
Bedroom	11'8" x 15'3"
Bedroom	11'7" x 12'8"
Bedroom	8'7" x 15'0"
Bathroom	7'1" x 8'6"





Ground Floor



First Floor

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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.