



Curlew Cottage, 25 Shore Street, Cellardyke, KY10 3BD
Offers Over £240,000



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Curlew Cottage, 25 Shore Street is a charming, C Listed, ground floor apartment pleasantly situated in a Conservation area next to the picturesque harbour in the popular East Neuk village of Cellardyke. The immaculately presented accommodation offers spacious living space and benefits from access to a shared courtyard providing an outdoor seating area. The property is conveniently placed for access to good local amenities including restaurants, tidal pool, beach and beautiful coastal walk. The adjoining village of Anstruther offers a wider range of facilities whilst St Andrews is within 10 miles.

The subjects are formed over one level comprising: entrance vestibule, lounge, dining kitchen, three bedrooms and shower room. The lounge has a feature fireplace with wood burning stove, arched recess and space to dine with a door connecting to the kitchen. The impressive kitchen has an integrated hob and oven, space for freestanding appliances, floor and wall mounted units with complementary work surfaces and a pantry. A door leads to the inner hall, which

benefits from built-in storage, and gives access to the rear courtyard. The master bedroom is a generous double with with recessed shelving and potential to add an en-suite, subject to the necessary planning consents. The second double bedroom overlooks the rear courtyard area and has a recess with shelving. Bedroom three / study is positioned at the front of the property and benefits from built-in wardrobes. The modern shower room suite consists of WC, wash hand basin and large walk-in shower.

The property benefits from gas-fired central heating and double-glazed sash & case windows and also has a short term let licence, .

Externally, a shared courtyard is positioned to the rear of the property providing a pleasant seating area.

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





- Ground floor apartment
- C Listed & In Conservation area
- Lounge
- Kitchen
- Two double bedrooms
- Bedroom three / Study
- Shower room
- Gas-fired central heating
- Double glazing
- Shared courtyard

INCLUDED

All fitted carpets, fitted floor coverings, all blinds and curtains and integrated kitchen appliances will be included in the marketing price. All furniture is available by separate negotiation.

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: 979.51 SQ FT







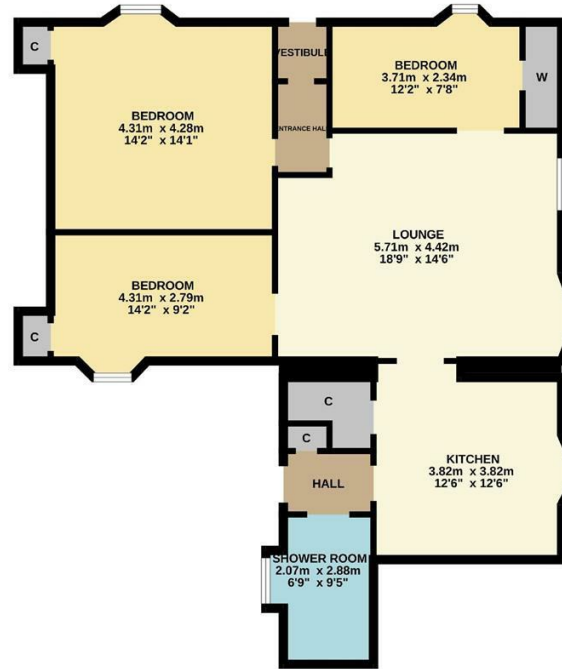
Room Sizes

Approximate measurements

Lounge	18'8" x 14'6"
Kitchen	12'6" x 12'6"
Bedroom	14'1" x 14'0"
Bedroom	14'1" x 9'1"
Bedroom	12'2" x 7'8"
Shower Room	6'9" x 9'5"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metreplan 65026



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