



3a Toft Terrace, Cellardyke, KY10 3BE

Offers Over £250,000



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3A Toft Terrace is pleasantly situated in a Conservation Area close to the picturesque harbour in the East Neuk village of Cellardyke, affording comfortable accommodation close to local beaches, shops and travel to other villages in the East Neuk and St Andrews (8 miles). Forming the upper floors of a traditional terraced building, this maisonette apartment overlooks the stone flagged courtyard area.

Entry is by way of a shared entrance vestibule, which in turn connects to 3A, opening to a large reception hallway providing excellent storage. The accommodation is formed over two levels comprising on the first floor; main reception hallway with access to the lounge, dining kitchen and bathroom. The lounge has a useful walk-in cupboard and two windows overlooking the courtyard. The kitchen has a built-in cooker, breakfast bar and floor and wall mounted units with complementary worksurfaces. The bathroom suite consists of WC, wash hand basin and bath with shower off the mixer tap. The second-floor accommodation comprises; upper hall with built-in cupboard and three bedrooms

(two doubles) with built-in storage. Two bedrooms have partial views over rooftops towards the sea via Velux windows. The property benefits from gas fired central heating.

Externally there is a shared courtyard area with a charming seating area positioned close to the building.

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





- Maisonette apartment
- In Conservation area
- Lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Gas fired central heating
- Shared courtyard area

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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: C

FLOOR AREA: 1011.81 SQ FT





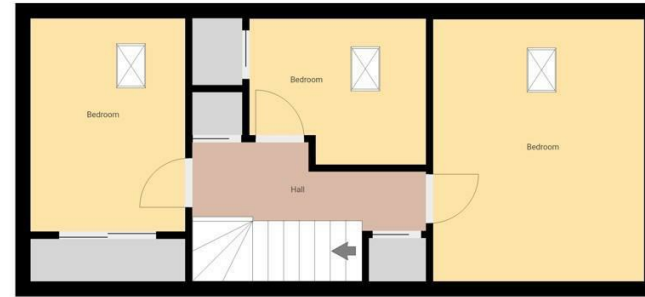
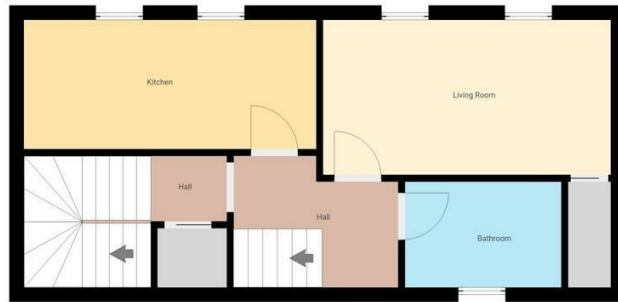


Room Sizes

Approximate measurements

Lounge	16'0" x 8'7"
Dining Kitchen	16'3" x 7'2"
Bedroom	12'1" x 11'4"
Bedroom	11'9" x 8'4"
Bedroom	9'9" x 8'3"
Bathroom	8'8" x 5'10"





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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.