



3a Toft Terrace, Cellardyke, KY10 3BE

Offers Over £238,500



3a Toft Terrace Cellardyke KY10 3BE

OFFERS OVER
£238,500

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





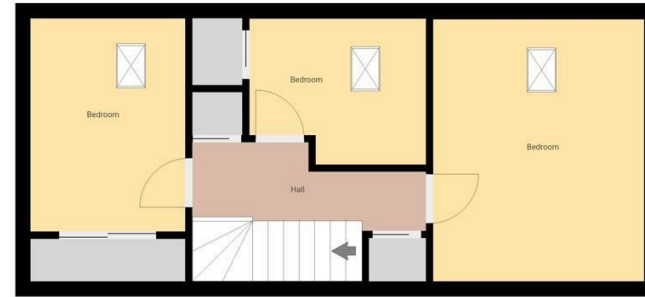
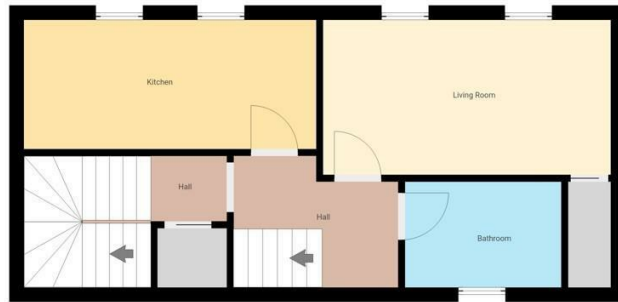


Room Sizes

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"





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.