



12 Toll Road, Cellardyke – KY10 3BJ

Anstruther

Offers Over £340,000





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12 Toll Road

Cellardyke, Anstruther

Spacious converted former school with four double bedrooms, mezzanine, modern kitchen, enclosed gardens, off-street parking, and flexible living in sought-after East Neuk location. EPC C - HOME REPORT £350,000.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TRADITIONAL MID TERRACED VILLA
- SOLD AS SEEN
- FOUR DOUBLE BEDROOMS MASTER EN-SUITE
- LIVING ROOM - MEZZANINE/ SITTING ROOM
- DINING KITCHEN
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC - C - HOME REPORT £350,000
- DESIGNATED OFF STREET PARKING
- COVERED PRIMARY SCHOOL
- PARTIAL SEA VIEWS



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GARDEN

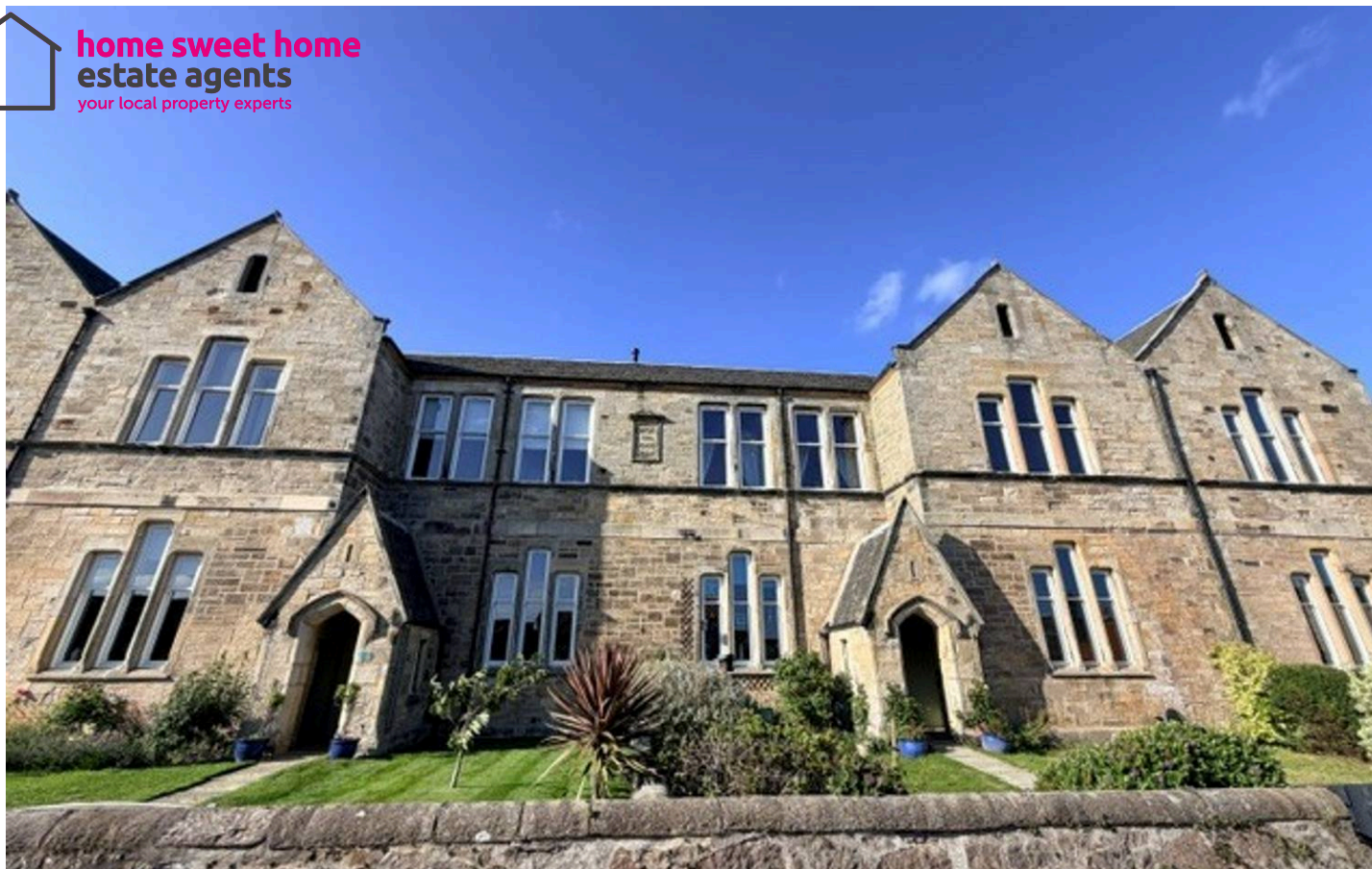
ALLOCATED PARKING

2 Parking Spaces





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GARDEN

Allocated parking

2 Parking Spaces

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR



1ST FLOOR



MEZZANINE PLATFORM



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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