



56 ACORN COURT, ANSTRUTHER, KY10 3FB

56 Acorn Court is a modern, light and spacious end terraced villa. It is set within a quiet residential area of the Silverdykes Development on the outskirts of the pretty seaside village of Cellardyke by Anstruther. This comfortable family home comprises 3 double bedrooms, master en-suite, a good sized lounge and large and inviting dining kitchen with patio doors opening to the rear garden. It is formed over two levels and benefits from gas central heating and double glazing throughout. The garden grounds to the front and rear are enclosed and access is available from the rear garden to a residents parking area.



OFFERS OVER £175,000

The property is set within walking distance of all local amenities including shops, restaurants, primary and secondary schooling. From the front of the property a path and steps lead to East Forth Street, from here you can wander down to the picturesque, conservation village of Cellardyke and the Coastal Path or stroll on to Anstruther Harbour, about 10 minutes away. The historic university town of St. Andrews with its world famous golf courses and vibrant mix of shops, restaurants, hotels, leisure and recreational facilities is a short drive away(10 miles). The resurgent city of Dundee is just over 20 miles away and Edinburgh 55. There are airports at both Dundee and Edinburgh and a main line railway station at Leuchars (16 miles)

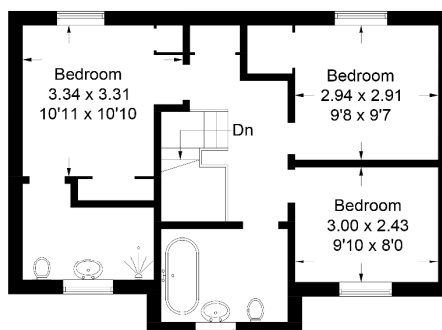
SUMMARY OF FEATURES:

- End terraced villa providing light and spacious family accommodation
- 3 double bedrooms, master en-suite
- Good sized lounge with oak flooring
- Contemporary fitted dining kitchen, with oak flooring and solid wood worktops
- Family bathroom and separate WC
- Gas central heating. Double glazing throughout
- Gardens to front and rear
- Access from rear garden to designated residents parking area.

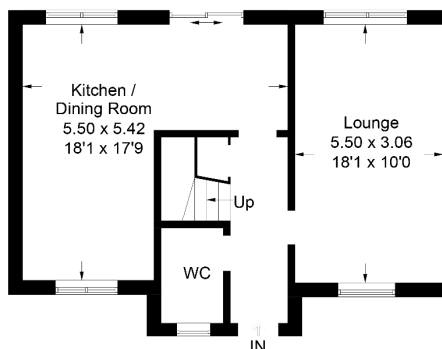


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Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (tD407741)

ENERGY RATING - C

COUNCIL TAX BAND - E

DIRECTIONS - Travelling from Anstruther towards Crail on Crail Road (A917) turn right onto Windmill Road. Take the 3rd turning on the right onto Skeith Drive and first left down Silverdykes Gardens. Follow the road round into Acorn Court. Park in the hammerhead and walk down the pedestrian walkway leading towards West Forth Street. The property is located on the left hand side and a For Sale Board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.