



1 Sharps Close, 27 George Street, Cellardyke, KY10 3AS  
Offers over £230,000





# 1 Sharps Close 27 George Street Cellardyke KY10 3AS

**OFFERS OVER  
£230,000**

**\*\*MARKETED £20,000 BELOW HOME  
REPORT VALUE!!\*\***

1 Sharps Close, 27 George Street is a delightful property in the heart of the East Neuk village of Cellardyke with immediate access to the beach and within a short walk of other local amenities including the pubs, restaurants and harbour of Cellardyke, and with easy access to the busy hub of Anstruther with its harbour, shops, restaurants, cafes, post office, golf course, schools, doctors' surgery etc.

Cellardyke is one of a string of picturesque fishing villages along the East Neuk of Fife, a popular tourist area, famed for its unique and lovely architecture, harled cottages with crow stepped gables and pan tiled roofs. The university town of St Andrews is about 10 miles away and offers first class facilities including the world famous golf courses, shops, restaurants and theatre. It is easily accessed from larger centres including Dundee, just over 20 miles away, and Edinburgh, only 55. There are airports at both Edinburgh and Dundee and a mainline railway station is at Leuchars, 16 miles away.

Number 27 is situated just off George Street down Sharps Close. So called as it is named after George

Sharp who owned the shop that previously occupied this building, dating back to the 1840's, and after whom George Street was also named. Sharps Close is a pend that leads from George Street to give access to the two buildings and has a direct path to the beach.

The property has recently undergone a full renovation to create a new house and now comprises on the ground floor level, open plan living area, kitchen, bedroom three and w.c. and at first floor level two further double bedrooms and the shower room. The upstairs rooms enjoy views across gardens to the sea and the Isle of May.

Renovation has been done to a high standard and now presents as a bright and attractive house perfect for holiday home use or holiday letting. Many original features have been carefully retained to add character, such as the feature old Victorian stove, feature flagstones within the floor and ceiling beams in the living area. The kitchen is fitted with wall and floor units and integrated oven and gas hob, washing machine and dishwasher. The freestanding fridge freezer will be included in the sale if the purchaser wishes.

Also at ground floor level is the smallest of the three bedrooms, and w.c. which is equipped with a







- Traditional mid-terraced cottage
- Freshly renovated to form a new home
- Beautiful and historic location
- Immediate access to the beach
- Sea views from all rooms
- Open plan lounge/dining/kitchen
- Three bedrooms
- Cloakroom/ W.C, Shower room

#### **INCLUDED**

All carpets and floor coverings  
 Integrated oven and hob  
 Dishwasher and washing machine  
 Freestanding fridge freezer  
 Furniture is available by separate negotiation

#### **SERVICES**

Gas  
 Water  
 Electricity  
 Drainage

#### **VIEWING**

By Appointment Through Our St Andrews Office  
 Telephone: 01334 477700

#### **COUNCIL TAX BAND C**

**EPC RATING C**

**FLOOR AREA 75 sqm**









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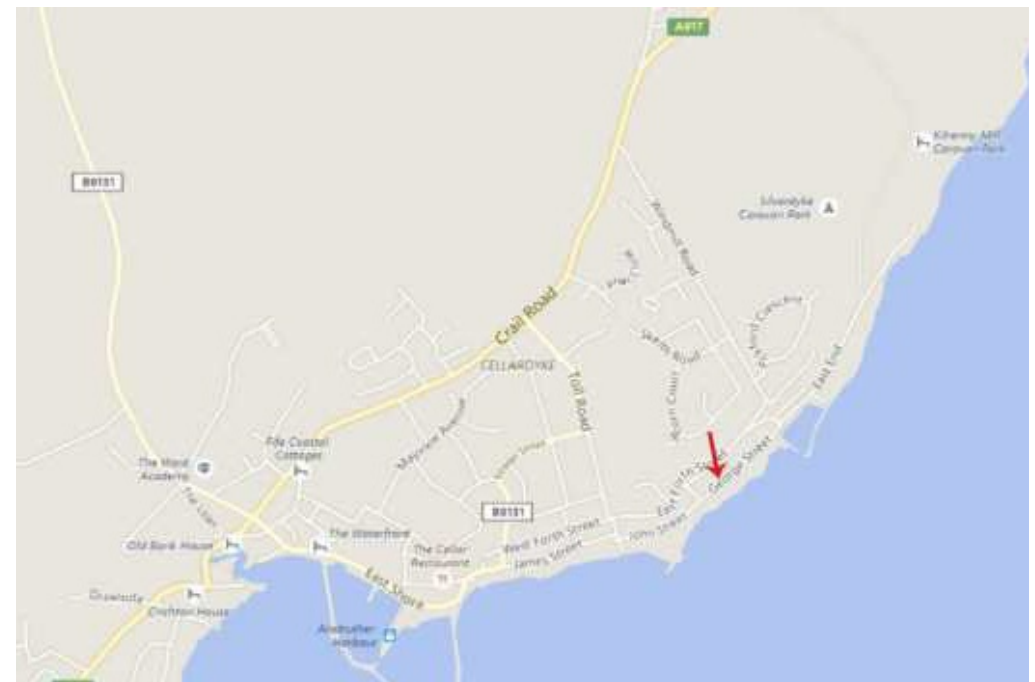
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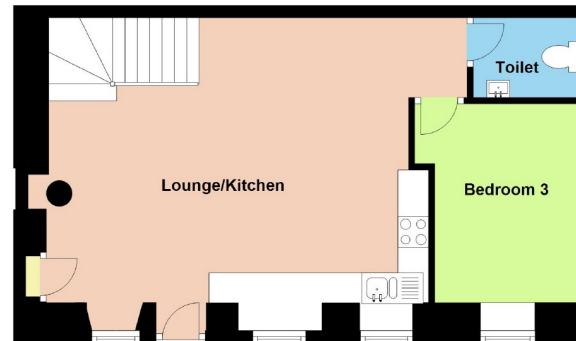
## Room Sizes

*Approximate measurements*

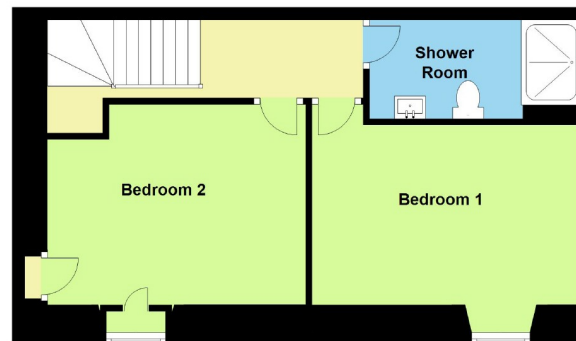
|                 |                |               |
|-----------------|----------------|---------------|
| Lounge/ Kitchen | 14'1" x 20'4"  | 4.29m x 6.19m |
| W.C             | 4'4" x 5'9"    | 1.32m x 1.75m |
| Bedroom 3       | 7'3" x 9'4"    | 2.20m x 2.85m |
| Bedroom 1       | 14'4" x 9'2"   | 4.36m x 2.79m |
| Bedroom 2       | 13'7" x 10'10" | 4.13m x 3.31m |
| Shower Room     | 4'7" x 10'2"   | 1.39m x 3.10m |



**Ground Floor, demonstrative only**



**First Floor, demonstrative only**



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