



34 Rodger Street, Cellardyke, KY10 3HU
Fixed asking price £230,000



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FIXED ASKING PRICE

£230,000

34 Rodger Street is a delightful and beautifully presented mid terraced townhouse well situated for easy access to all local amenities whilst being away from the main thoroughfare of the town centre. Cellardyke and Anstruther are two conjoined fishing villages on the coast of the East Neuk of Fife, famed for their beauty, traditional architecture and bustling vibes. Amenities include shops, restaurants, café's, beaches, harbour, primary and secondary schools.

Number 34 comes to the market in immaculate decorative order and offers versatile accommodation over three floors. There is even further potential for development by utilising the net loft in the rear garden which is currently used as sheds, outhouses and store rooms. Subject to the necessary permissions these could be converted to further living accommodation as many of the neighbouring properties have done already. The property benefits from gas fired central heating backed up with sealed unit double glazing to almost all windows.

At ground floor level is a dining room with a butler's pantry and a bedroom currently used as a study. The dining room is a spacious room to the front of the property with wooden floors, shelved display units and a working fire place and the butler's pantry is fitted with a sink and drainer, and is a useful store room. Bedroom 4 is positioned to

the rear and is a spacious double room. Also at this level is the wet room which is fitted with a cubicle with dual head shower, w.c and a sink. It is extensively tiled and benefits from a heated towel rail. There is a door from the hall to the rear giving access to the courtyard, the outhouses and the garden.

At first floor level is the generously proportioned kitchen fitted with wall and floor units and integrated fridge freezer and the cooker which will be included. There is space for a dining table and chairs suitable for more casual dining. Also at this level is the lounge with log burning stove, and the bathroom which is equipped with a bath, separate shower cubicle, w.c. and sink. It also is extensively tiled and benefits from a heated towel rail.

Upstairs at second floor level are two further double bedrooms both fitted with eaves storage and the third bedroom which is a neat single room. There are gardens to the front and rear. The front garden is laid with paving stones with a low stone wall. The rear garden is in two sections with a courtyard area and a further garden beyond the net loft which is beautifully landscaped and a delightful area of tranquillity. There is a patio suitable for garden furniture, a fish pond and an area of lawn all of which is surrounded by well stocked colourful flowerbeds.





- Beautifully presented mid terrace townhouse
- Spacious and versatile accommodation
- Excellent location
- Easy access to amenities
- Lounge
- Kitchen
- Dining room with butlers pantry
- Three double bedrooms
- Further single bedroom
- Bathroom
- Shower room
- Gas fired central heating
- Sealed unit double glazing
- Net loft
- Further outhouses
- Courtyard
- Separate beautifully landscaped garden

INCLUDED

All carpets and floor coverings
Curtains and blinds
Washing machine, fridge freezer, cooker

SERVICES

Gas
Water
Electricity
Drainage

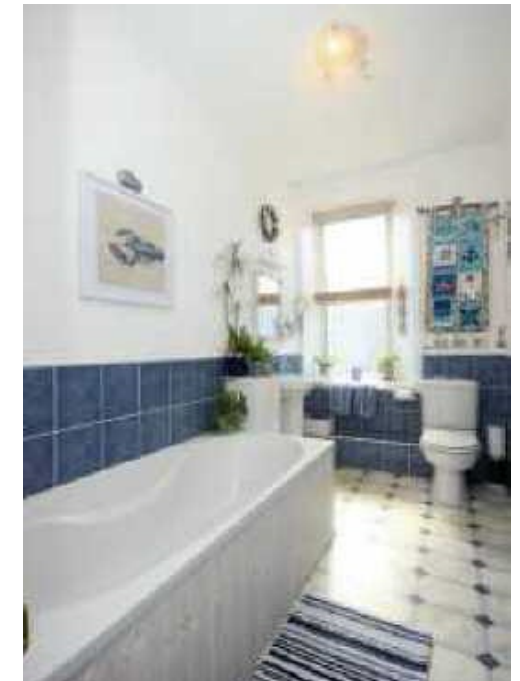
VIEWING

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EPC RATING D

FLOOR AREA 146 sqm







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Room Sizes

Approximate measurements

Dining room	12'6" x 14'3"	3.82m x 4.35m
Butlers pantry	3'11" x 9'5"	1.19m x 2.88m
Office/bedroom 4	10'11" x 14'10"	3.33m x 4.52m
Wet room	4'4" x 8'8"	1.33m x 2.63m
Kitchen	15'1" x 11'2"	4.60m x 3.40m
Lounge	12'11" x 16'8"	3.94m x 5.07m
Bathroom	5'6" x 12'8"	1.68m x 3.87m
Bedroom 1	13'11" x 14'11"	4.25m x 4.54m
Bedroom 2	10'10" x 12'10"	3.30m x 3.91m
Bedroom 3	7'4" x 7'5"	2.23m x 2.25m





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