

# 13-15 GEORGE STREET

Cellardyke, Anstruther, KY10 3AS





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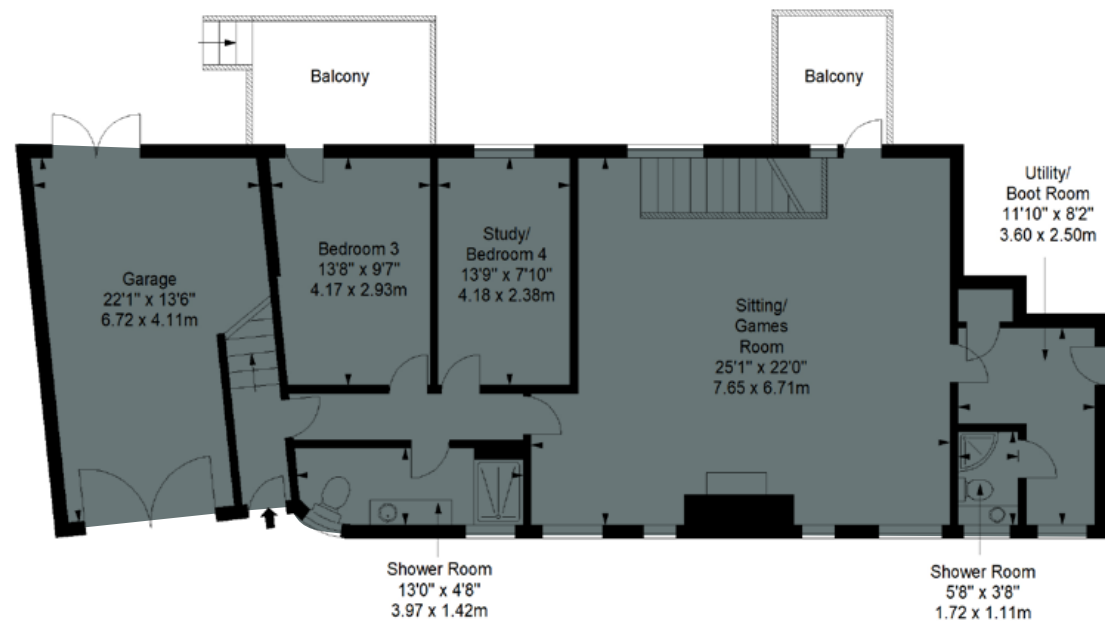
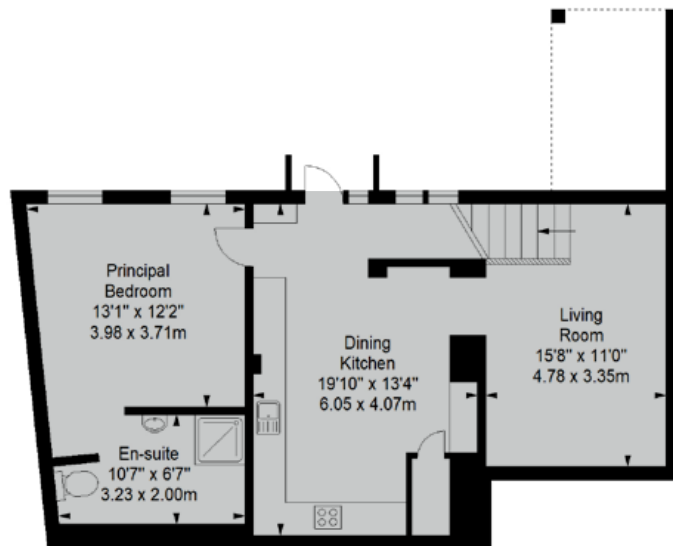
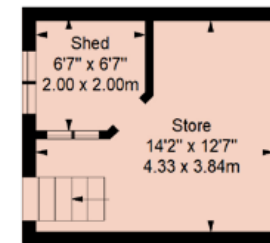
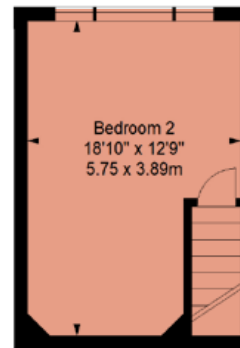
**PROPERTY NAME**  
13-15 George Street

**LOCATION**  
Cellardyke, Anstruther, KY10 3AS

**APPROXIMATE TOTAL AREA:**  
221.8 sq. metres (2387.5 sq. feet)

Lower Ground Floor -  Ground Floor -  First Floor -   
Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.



# EXQUISITE FOUR-BEDROOM GROUND AND GARDEN-LEVEL COASTAL FLAT

*OFFERING BREATH-TAKING SEA VIEWS*



Situated directly beside the coast in the Cellardyke conservation area, this traditional main-door ground and garden-level flat is a truly unique residence that is deceptively large and wholly impressive. Beautifully presented in neutral tones and boasting a walk-in condition, this exceptional home offers unrivalled sea views and generous living accommodation. The property includes two reception rooms, a well-appointed dining kitchen, four spacious double bedrooms, and three premium bathrooms. Complementing its striking interiors are two private balconies, a fully-enclosed suntrap rear garden, and an integral garage, providing homeowners with all the modern comforts, as well as an idyllic coastal lifestyle.

## GENERAL FEATURES

- A unique ground and garden-level flat in Cellardyke
- Positioned directly by the coast in the conservation area
- Generous accommodation with breath-taking sea views
- Neutral interior décor throughout for a walk-in condition
- EPC Rating - D

## ACCOMMODATION FEATURES

- Private main-door entrance to welcoming hall
- Charming living room openly connected to kitchen
- Expansive, southeast-facing sitting/games room
- Generously appointed dining kitchen with garden access
- Discreetly located utility/boot room with storage
- Two private balconies with far-reaching sea views
- Principal suite with a modern en-suite shower room
- Three additional bright and airy double bedrooms
- Modern family shower room with a three-piece suite
- Striking family shower room with a three-piece suite
- Gas central heating and single/double-glazed window

## EXTERNAL FEATURES

- Expansive rear garden with a southeast-facing aspect
- Integrated garage to the front for secure parking





# WELCOME TO A STUNNING COASTAL HOME

The home's private front door opens into an inviting hall that sets the tone for the interiors to follow. It is a lovely introduction that hints at the high quality of the accommodation.





# RECEPTION ROOMS



## A WEALTH OF SPACE AND BREATH-TAKING SEA VIEWS

On the garden level, the living room provides a comfortable and intimate setting for relaxation, with open archways leading effortlessly to the adjacent kitchen. The room's wood-toned floor adds warmth to its blank canvas, whilst the archways bring further charm and texture.





On the ground floor, the expansive sitting and games room is a standout feature, boasting dual-aspect windows, a wealth of floorspace, and a characterful bioethanol-burner fireplace. Furthermore, a glazed door opens onto a private southeast-facing balcony, providing awe-inspired sea views – a perfect spot for morning coffee or evening tranquility.



# SITTING ROOM



*PRIVATE SOUTHEAST-FACING  
BALCONY, PROVIDING AWE-INSPIRED  
SEA VIEWS*

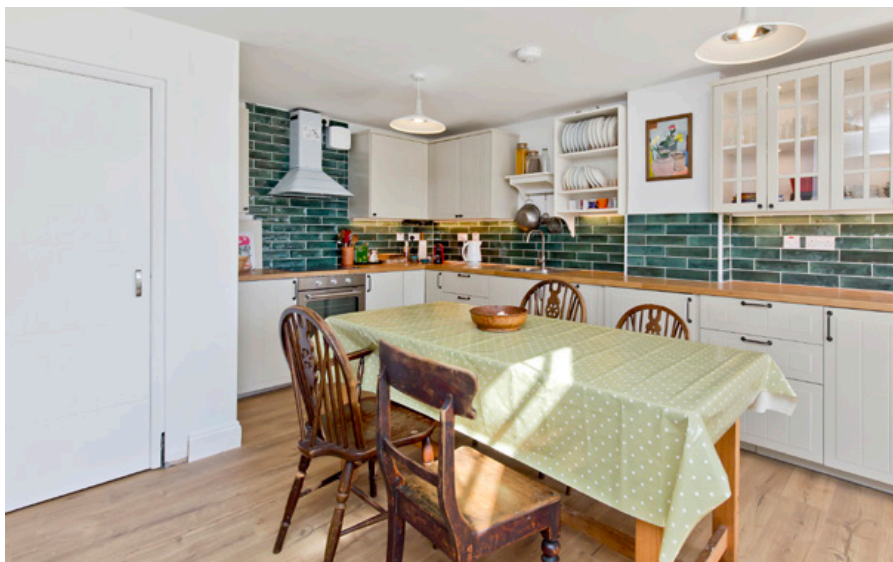




# WONDERFULLY BRIGHT AND

## *SPACIOUS DINING KITCHEN*

The dining kitchen is a light-filled space with southeast-facing windows and a glazed door leading directly to the garden – the ideal setup for summer entertaining. It has a generous range of sleek white cabinets, wood-toned worktops, and vibrant emerald-green splashbacks, combining practicality with visual flair. Undercabinet lighting allows for ambient moods, whilst integrated appliances (electric oven, induction hob, extractor hood, and dishwasher) complete the space. A freestanding fridge/freezer is also included. In addition, a utility/boot room on the ground floor offers a practical solution for laundry and storage.









# THE BEDROOMS



*PEACEFUL BEDROOMS WITH  
DELIGHTFUL FEATURES*

The home features four bright and airy double bedrooms, each maintaining the impeccable decorative standards found throughout. On the ground floor, the third bedroom boasts its own private balcony with sea views, while the fourth bedroom offers the versatility to be used as a study.





# PRINCIPAL

## BEDROOM SUITE



The principal bedroom, located on the lower garden level, further boasts the luxury of a modern en-suite shower room which is accessed via a charming archway for added style.





Occupying the first floor is the dual-aspect second bedroom, where a large picture window frames one of the best views of the home, offering an uninterrupted panorama of the garden and sea – it is a magical sight to behold.







## THREE PREMIUM BATHROOMS

The property includes three premium bathrooms. In addition to the en-suite, there is a modern three-piece family shower room near the utility area and a striking family shower room near the entrance. The latter features a storage-set washbasin with an attractive countertop, a toilet, and a double walk-in rainfall shower, exemplifying its luxury credentials.

The property has gas central heating and a mix of double glazing and traditional single-glazed windows.





# GARDENS & PARKING

To the rear, the southeast-facing garden basks in daily sunshine and the soothing sounds of lapping waves, being directly backed by the sea. It features a generous lawn, a patio area, and a paved section perfect for enjoying the stunning coastal views. It is a lovely space for unwinding, socialising, and dining, especially in the summer. An integrated garage to the front offers secure parking and convenience.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.







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The right way to move  
13-15 George Street

# CELLARDYKE, FIFE

Characterised by its narrow lanes, cobbled streets, and traditional harbour cottages, the former fishing village of Cellardyke promises a desirable coastal lifestyle in the East Neuk of Fife. The village is positioned immediately east of Anstruther and just ten miles southeast of St Andrews and is, therefore, an enticing option for families, commuting professionals, or those looking for a weekend escape. Village amenities in Cellardyke include a harbour-side bar and restaurant, a fishmonger, a baker, and a corner shop. These are supplemented with further amenities in neighbouring Anstruther, which include a Co-op Food, a pharmacy, a post office, and a wide choice of cafes, bars, and restaurants. Visitors are drawn to the quaint harbours of Cellardyke and Anstruther, with the latter operating boat trips to the Isle of May National Nature

Reserve. This island in the Firth of Forth is a protected haven for seals and seabirds and boasts a fascinating history. On the fringes of the village is East Neuk Outdoors – a family-run activity centre offering kayaking, canoeing, paddle-boarding, and a host of other outdoor pursuits, with a tidal pool conveniently close by. The site also features a children's play park, and from here, walkers can join the scenic coastal path to Crail. Schooling is provided locally at Anstruther Primary School and Waid Academy. St Leonards in St Andrews offers independent primary and secondary schooling for both day and boarding pupils. The village is served by frequent bus links travelling to Anstruther, St Andrews, and Edinburgh. The nearest train stations in Cupar and Leven operate rail links to Aberdeen, Dundee, Edinburgh, and Arbroath.





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All sizes are approximate.