

# SEA GLASS

East Forth Street, Cellardyke, Fife, KY10 3AR



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## WELCOME TO SEA GLASS

Unique architect-designed house in Cellardyke, boasting panoramic sea views, offering four bedrooms, a living room, an open-plan breakfasting kitchen/dining room and family room, and two bathrooms (plus a separate WC), as well as a delightful terraced garden and an integral garage.



PROPERTY NAME

Sea Glass

LOCATION

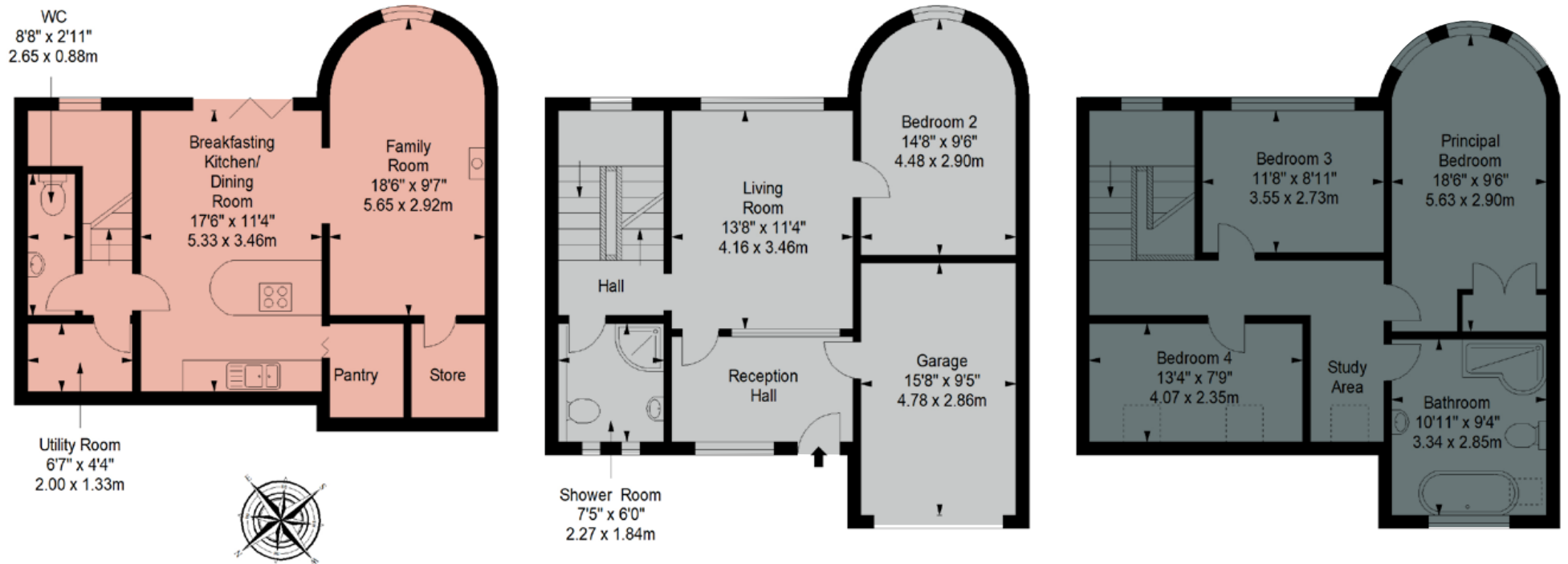
East Forth Street, Cellardyke, Fife, KY10 3AR

APPROXIMATE TOTAL AREA:

177.7 sq. metres (1912.8 sq. feet)

Lower Ground Floor - ■ Ground Floor - ■ First Floor - ■

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



# ARCHITECT-DESIGNED HOUSE

*WITH PANORAMIC SEA VIEWS AND  
BEAUTIFULLY PRESENTED ACCOMMODATION OVER THREE FLOORS*



Boasting an elevated position in Cellardyke, with breath-taking coastal views, this architect-designed house was completed in 2015 and features a characterful turret at the back which resembles a lighthouse. The four-bedroom, two-bathroom (plus a separate WC) house offers accommodation arranged over three floors and represents the perfect family home, accompanied by a delightful garden and a garage. As well as being just a stone's throw from the waterfront, the house is ideally situated for easy access to amenities in Cellardyke itself and neighbouring Anstruther, such as shops, other everyday essentials, primary and secondary schooling, restaurants, bars, and takeaways, transport links connecting across Fife, and the tidal pool.

## GENERAL FEATURES

- Architect-designed house (completed in 2015) in Cellardyke
- Elevated position with panoramic sea views
- Beautifully presented accommodation over three floors
- EPC Rating - C

## ACCOMMODATION FEATURES

- Welcoming reception hall with garage access
- Southeast-facing living room
- Open-plan breakfasting kitchen/dining room (with balcony) and family room
- Four well-proportioned bedrooms
- Landing with study area
- Attractive, modern shower room
- Well-appointed, four-piece family bathroom
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Balcony and delightful, terraced rear garden
- Integral single garage

# ENTRANCE

*A WELCOMING INTRODUCTION TO A  
WONDERFUL HOME*

A spacious, airy reception hall welcomes you into the property, accessible from the garage and offering space for coat and shoe storage. The hall sets the tone for the interiors to follow with rich engineered wood flooring and neutral décor, with a glazed wall shared with the living room drawing natural light in and immediately giving a glimpse of the home's wonderful views.



# LIVING ROOM

*ELEGANT AND LIGHT FILLED SPACE TO RELAX  
AND ENJOY THE MAGNIFICENT VIEWS*

The elegant living room is flooded with natural light owing to a wealth of glazing, including internal windows and a large southeast-facing picture window enjoying breath-taking sea views.





The reception room is beautifully presented with on-trend navy décor and the same flooring as the hall, and it offers plenty of space for arrangements of lounge furniture.

*"...THE HOUSE OFFERS ACCOMMODATION ARRANGED OVER THREE FLOORS."*

# DINING KITCHEN

*THE PERFECT  
SPACE TO RELAX  
AND DINE AS  
A FAMILY AND  
TO ENTERTAIN  
GUESTS*

The kitchen is very well-appointed with a range of contemporary white cabinets and gleaming Silestone worktops, including a central breakfasting island offering an ideal space for morning coffee and socialising while cooking.

Neatly integrated appliances comprise a Neff oven and induction hob, and a dishwasher, whilst provision is made for a freestanding fridge/freezer. The kitchen is supplemented by a large shelved walk-in pantry and a neighbouring utility room, with the latter housing additional shelving and providing a discrete space for laundry appliances. There is also a useful two-piece WC adjacent to the kitchen.





Space is also provided for a seated dining area, perfect for sit-down family meals and dinner parties.



# FAMILY ROOM



The spacious family room is adjoined to the kitchen and housed in the curved part of the property. The room is decorated in attractive pastel-blue, enhanced by the same flooring as the kitchen, and it features a warming Morsø log-burning stove around which furniture can be arranged. It also has a large built-in wood store with a useful chute from the garage for easy wood deliveries.

# THE BEDROOMS

*FOUR COMFORTABLE SLEEPING AREAS*



One of the bedrooms is situated on the ground floor, connected to the living room, with the remaining three on the first floor, approached via a staircase and landing with a handy study area/reading nook. The two largest bedrooms are in the characterful curved section of the house, and one is accompanied by a built-in wardrobe.





*THE COMFORTABLE SLEEPING AREAS ARE ALL INDIVIDUALLY DECORATED IN TASTEFUL TONES AND FITTED WITH RICHLY TONED ENGINEERED WOOD FLOORING.*



# BATHROOMS

*TWO ATTRACTIVELY PRESENTED,  
MODERN WASHROOMS*



There are two well-appointed washrooms in the house – a shower room on the ground floor and a family bathroom on the first floor, both immaculately presented with modern suites, wall and floor tiling, and neutral décor. The shower room comprises a corner enclosure, a basin set into vanity storage, and a floating WC, whilst the family bathroom comes complete with a cubicle with a rainfall showerhead, a freestanding bathtub, and a WC-suite.

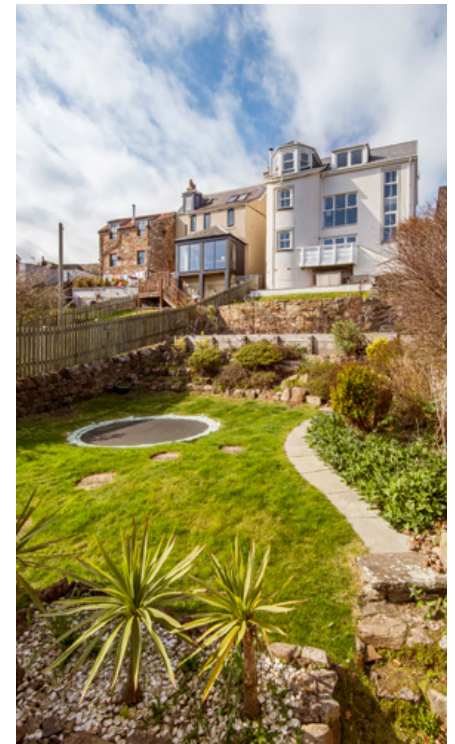
The home is kept warm by a gas central heating system (powered by a Baxi boiler) and benefits from double-glazed windows throughout. It also has a heat recovery ventilation system.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The fridge/freezer and washing machine can be included if desired, and most furniture is available by separate negotiation.

LOVELY TERRACED REAR GARDEN AND  
A GARAGE FOR PRIVATE PARKING

# GARDENS & PARKING

Externally, the home is perfectly complemented by a delightful, terraced rear garden, accessed via a balcony from the kitchen. The garden features well-kept lawns, a wealth of leafy shrubbery, raised vegetable beds, a patio for outdoor dining furniture and barbecues, and a shed. Private parking is provided by an integral single garage with an electric up-and-over door.





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Sea Glass



# CELLARDYKE

## ANSTRUTHER

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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