





## 13 Acorn Court

Cellardyke, Fife, KY10 3FB

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## Summary

Immaculately presented with modern fixtures and fittings and crisp-white décor throughout, this two-bedroom main-door ground-floor flat is brought to market in a true move-in condition and is sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike. Cellardyke and neighbouring Anstruther are home to excellent amenities, such as shops, schools at primary and secondary levels, transport links, eateries, and wonderful outdoor spaces, including a tidal pool.

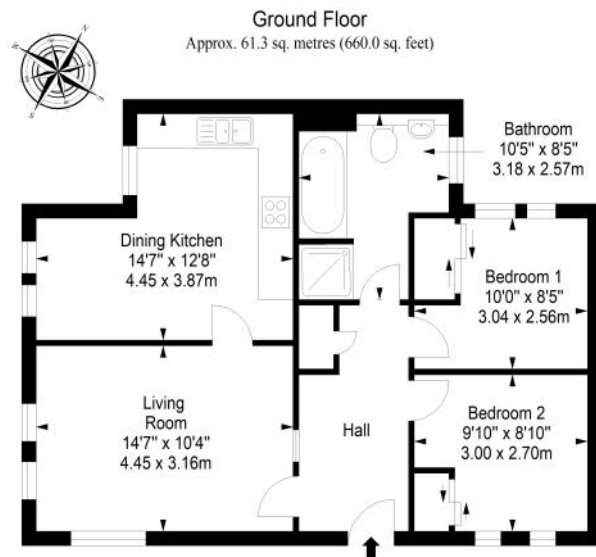
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Main-door ground-floor flat in Cellardyke
- Part of a modern development
- Immaculate, contemporary interiors
- Generous entrance hall with storage
- Spacious, sun-filled living room
- Large, well-appointed dining kitchen
- Two double bedrooms with built-in wardrobes
- Stylish four-piece family room
- Private front garden
- Ample unrestricted parking
- Gas central heating and double glazing



# Floorplan



Total area: approx. 61.3 sq. metres (660.0 sq. feet)

# Thorntons

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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