



17 Acorn Court, Cellardyke, KY10 3FB

Offers Over £195,000



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OFFERS OVER
£195,000

17 Acorn Court is a charming, modern, ground floor apartment set within a popular residential area and benefiting from a well presented and maintained enclosed rear garden. The property may suit those seeking a first-time purchase, downsizing or as an investment with the property holding a short term let licence, which expires in June '26. The apartment is conveniently placed for access to excellent local amenities which include a good range of restaurants, galleries, shops and recreational facilities including a tidal pool. Cellardyke also takes part in a popular annual arts festival.

The accommodation is formed over one level comprising: entrance hall with store cupboard, main hallway, lounge / diner, kitchen, two bedrooms and shower room. The lounge has a pleasant outlook over a green belt area and has space for dining. The impressive kitchen has an integrated hob, oven, fridge, freezer, dishwasher and washing machine and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. Both bedrooms are doubles, offer built-in mirrored

wardrobes and overlook the private garden. The shower room suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating, solar panels and double glazing.

Some furniture within the property may be left subject to separate negotiation.

Externally, the enclosed garden to the rear has a composite decked seating area and decorative low maintenance chips. The allocated parking bay is positioned to the rear of the property with additional visitors' spaces.

Rollos highly recommend an early inspection to appreciate the accommodation, location and condition on offer.





- Ground floor apartment
- Lounge / Diner
- Kitchen
- Two double bedrooms
- Shower room
- GFCH & DG & Solar panels
- Enclosed rear garden
- Allocated parking space

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. Some furniture within the property may be left subject to separate negotiation.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: B

FLOOR AREA: 699.65 SQ FT







Room Sizes

Approximate measurements

| | |
|----------------|---------------|
| Lounge / Diner | 12'7" x 19'1" |
| Kitchen | 8'7" x 11'7" |
| Bedroom | 9'0" x 11'7" |
| Bedroom | 9'0" x 11'7" |
| Shower Room | 5'6" x 7'8" |



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.