

18 TOLL ROAD

Cellardyke, Fife, KY10 3BJ



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WELCOME TO 18 TOLL ROAD

Offering a wonderfully unique home within a characterful converted school building, this townhouse is arranged over three floors and a mezzanine level and boasts four/five bedrooms, two/three reception areas, a dining kitchen, and two bathrooms (plus a separate WC), as well as private front and rear gardens and two allocated parking spaces.



GENERAL FEATURES

- Characterful townhouse forming part of a handsome converted school in Cellardyke
- Beautifully presented, contemporary interiors and original features

ACCOMMODATION FEATURES

- Hallway with built-in storage and a useful WC
- Double-height living room with feature windows and log-burning stove
- Formal dining room/fifth double bedroom
- Modern, well-appointed kitchen with space for dining
- Mezzanine level study area/music room
- Four further double bedrooms
- One en-suite shower room
- Four-piece family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Private, well-maintained front and rear gardens
- Two allocated parking spaces



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the former fishing village of Cellardyke promises a desirable coastal lifestyle

CHARACTERFUL
TOWNHOUSE
FORMING PART
OF A HANDSOME
CONVERTED
SCHOOL



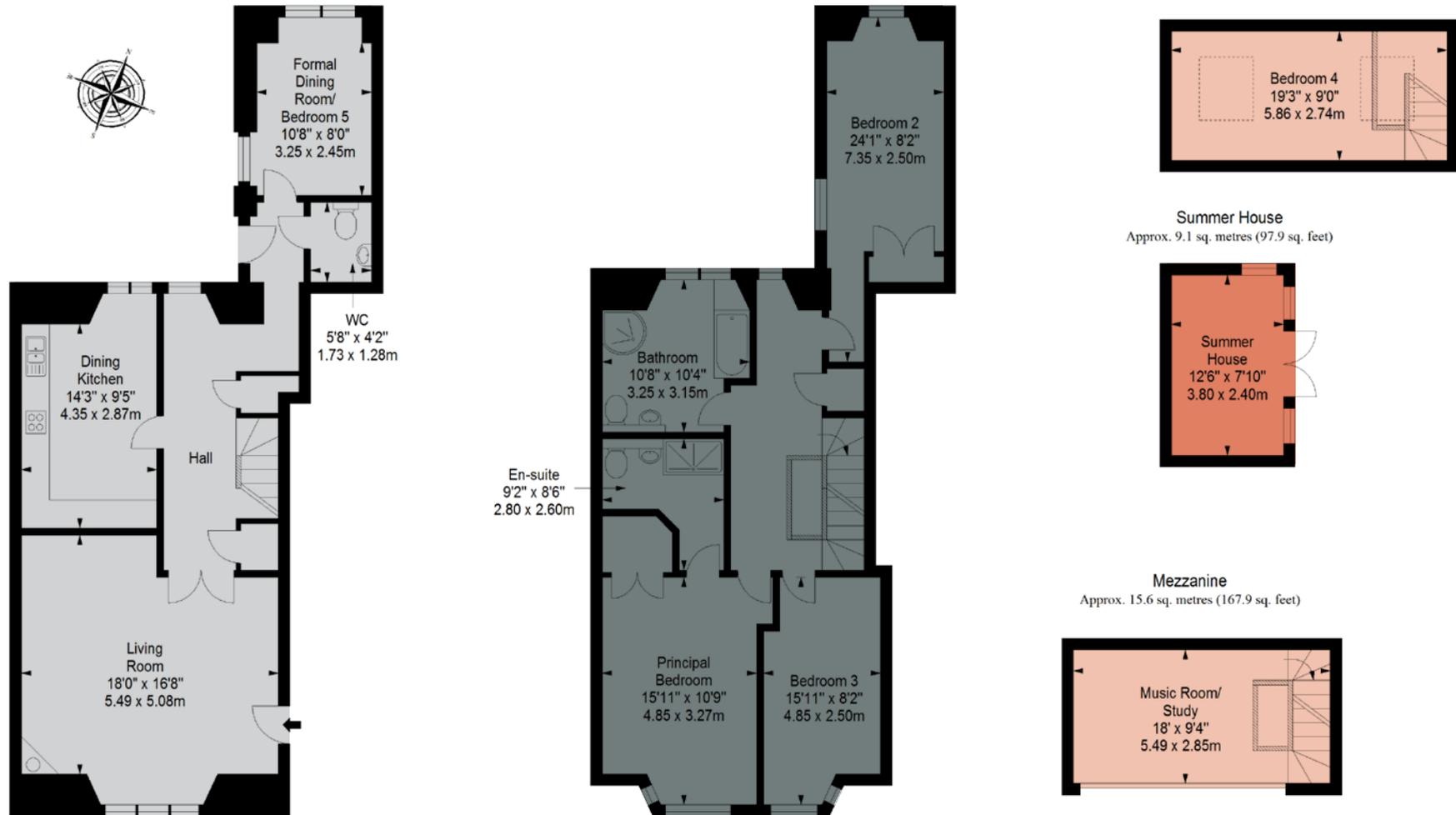
PROPERTY NAME
18 Toll Road

LOCATION
Cellardyke, Fife, KY10 3BJ

APPROXIMATE TOTAL AREA:
187.8 sq. metres (2021.5 sq. feet)

Ground Floor - First Floor - Second Floor - Externals -

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



A UNIQUE HOME



Offering a unique and characterful home in Cellardyke, this four/five-bedroom townhouse provides bright and spacious accommodation, with versatile living areas, all enhanced by attractive, modern presentation and some charming original features. The house is ideally placed for easy access to all Cellardyke and neighbouring Anstruther, such as a selection of shops for everyday essentials, independent retailers, primary and secondary schooling, a selection of eateries and pubs, and scenic outdoor spaces, including the beach, the tidal pool, and the coastal path.

You enter the home directly into the living room, from where a hallway is accessed, offering two built-in storage cupboards and a useful two-piece WC.



FABULOUS LIVING AREAS

WITH CHARACTERFUL FEATURES





The living room is an exceptionally light and airy room in the house, owing to its vaulted high ceiling and a trio of large feature windows. The reception area offers ample space for arrangements of lounge furniture, all configured around a warming log-burning stove which creates a homely focal point and a cosy atmosphere during the colder months. Overlooking the living room is a fabulous mezzanine level which could be utilised in a number of different ways, such as a music room, a studio/study area, a hobby room, or a family room.



MEZZANINE LEVEL STUDY AREA/MUSIC ROOM



FORMAL DINING
ROOM/FIFTH DOUBLE
BEDROOM

Back on the lower floor, the dining room represents the perfect space for sit-down family meals and entertaining with guests, whilst, alternatively, could be used as a fifth bedroom, if desired.

MODERN COOKING ZONE

WITH DINING SPACE



The kitchen is fitted with attractive, wood-styled cabinets and some wall-mounted storage, accompanied by a spacious worktop and deep purple colour-block splashback panelling. Neatly integrated appliances comprise an oven, gas hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine, whilst provision is made for a seated dining area – perfect for casual weeknight meals, morning coffee, and socialising while cooking.

TRANQUIL SLEEPING AREAS



WITH EXCELLENT FLEXIBILITY FOR USE

The remaining four bedrooms are arranged over the first and second floors and provide multipurpose spaces that could be used in several ways to suit the new owner's needs. The tranquil sleeping areas are all styled with their own tasteful, modern décor and fitted with carpets for optimum comfort underfoot. Two of the bedrooms are supplemented by built-in storage, including the principal, which also boasts its own en-suite shower room.

ALL STYLED WITH
THEIR OWN TASTEFUL,
MODERN DÉCOR





WC & WELL-APPOINTED MODERN WASHROOMS

The principal bedroom's en-suite shower room comprises a shower enclosure and a WC-suite set into storage, whilst the separate family bathroom completes the accommodation on offers and comes replete with a bathtub, a separate shower enclosure with a spa shower system, a WC-suite, and a tall chrome towel radiator.

The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout. Extras: All fitted floor coverings, window coverings, selected light fittings, and integrated kitchen appliances will be included in the sale. Some light fittings are available by separate negotiation.



WELL-MAINTAINED OUTDOOR SPACE

AND PRIVATE PARKING



Externally, the house is flanked by well-maintained private gardens to the front and rear, with the former featuring a neat lawn and the latter offering secluded space in which to relax during the summer months. The rear garden enjoys raised terraces, low-maintenance artificial lawns, and a charming summerhouse. Private parking is provided by two allocated parking spaces.

THE HOUSE IS IDEALLY PLACED FOR EASY ACCESS TO ALL CELLARDYKE
AND NEIGHBOURING ANSTRUTHER

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CELLARDYKE, FIFE



CHARACTERISED BY ITS NARROW LANES, COBBLED STREETS, & 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 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 station in Cupar operates rail links to Aberdeen, Dundee, Edinburgh, and Arbroath.



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