

Galbraith

# SMUGGLERS WELL

42A JOHN STREET, CELLARDYKE, ANSTRUTHER, FIFE



# SMUGGLERS WELL, 42A JOHN STREET, CELLARDYKE, ANSTRUTHER, FIFE

Ground floor flat with established income stream set in  
the heart of Cellardyke

Elie 6 miles ■ Edinburgh 50 miles

Offers Over £135,000

- Open-plan kitchen/reception room, bedroom, shower room.
- Door to courtyard area with terrace approached by steps.
- Over £20 k established income from holiday rentals.
- Ideal lock up and leave holiday home with income earning potential.
- Furniture and business contents included in the sale.

**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com

 OnTheMarket





### SITUATION

Smugglers Well is set in a side street close to the centre of Cellardyke. Centred around its picturesque harbour, the quaint former fishing village of Cellardyke lies at the heart of Fife's historic East Neuk, to the east of the larger village of Anstruther. Steeped in history and with a delightful mix of pretty cottages and town houses built in the local traditional East Neuk style, with stepped gables and red pan tiled roofs, the area has become highly sought after by both tourists and locals alike. In recent years Cellardyke has become renowned for its tidal pools, which are attracting more and more wild swimming enthusiasts.

Elie is only 10 minutes away by road, or it is also possible to walk there along the Fife Coastal Path. Local services and amenities are on hand in the form of a new supermarket and health centre and an excellent range of independent retailers, pubs, hotels and restaurants. There are two good local primary schools, with Waid Academy Secondary School also close by.

Accessibility to the East Neuk is excellent, with St Andrews and Cupar lying less than 20 minutes drive to the north, whilst Edinburgh, Glenrothes, Dundee and Perth are all within easy reach. There are mainline railway stations in Cupar, Markinch and Leven, with Edinburgh airport lying about an hour to the south. The delightful picture postcard countryside around Cellardyke is perhaps some of the finest Fife has to offer. Cellardyke and Anstruther have a recently completed new community sports centre and cafe and there is a host of recreational opportunities on hand including walking, cycling, riding, sailing and of course golf, with St Andrews, the world-renowned home of golf, lying a short distance to the north.





## DESCRIPTION

Smugglers Well forms the ground floor of an historic building dating from 1800 divided into two apartments currently under the same ownership. The property is currently used as a successful holiday letting property and is sold fully furnished with all business contents. The flat offers compact accommodation on one level extending to circa 31 sqm and it is in excellent decorative condition with a modern kitchen area and recently upgraded shower room.

## ACCOMMODATION

Open plan kitchen/reception room, bedroom, shower room. A door leads to a rear courtyard with upper terrace approached by steps, which can be real suntrap in the summer. A well was original position in the courtyard, hence the name of the house.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band A	D	FTTC	YES

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

To the side of the house is a shared path to a side gate shared with Smugglers Neuk, who also own a strip of garden at the top of the garden.

## POST CODE

KY10 3BB

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sleepers.brings.workforce

## TRADING ACCOUNTS

Smuggles Well (along with upstairs Smugglers Neuk) is let out as a holiday home under a Short Term Letting license by Fife Council, which can be transferred to the purchaser (subject to approval by chief constable and will run for the length of the original licence). An income statement for the year 1 Oct 2023 to 1 Oct 2024 can be made available by request to the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The furniture and business contents are included in the sale. Certain items of artwork and personal effects will be excluded.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

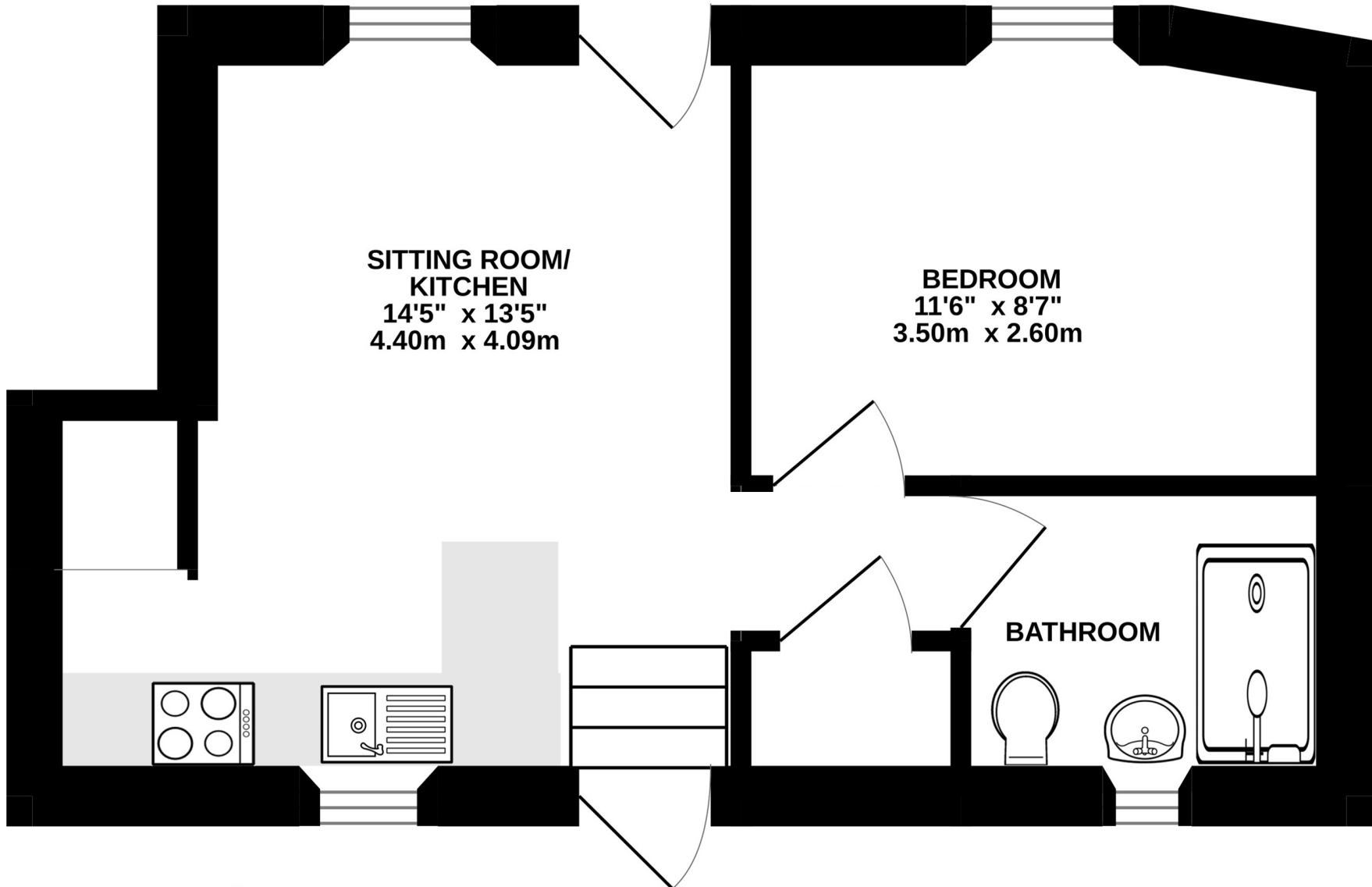
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





**SITTING ROOM/  
KITCHEN**  
14'5" x 13'5"  
4.40m x 4.09m

**BEDROOM**  
11'6" x 8'7"  
3.50m x 2.60m

**BATHROOM**



**TOTAL FLOOR AREA : 338 sq.ft. (31.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.

Made with Metropix ©2025



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.





An aerial photograph of the village of Galbraith, showing a dense cluster of houses with red-tiled roofs built on a rocky cliffside overlooking the sea. A yellow signpost with the name 'Galbraith' in blue text is positioned in the center of the village. The background features green fields and a clear blue sky with scattered clouds.

Galbraith

Galbraith



RESPONSIBLY PRINTED  
PLEASE RECYCLE