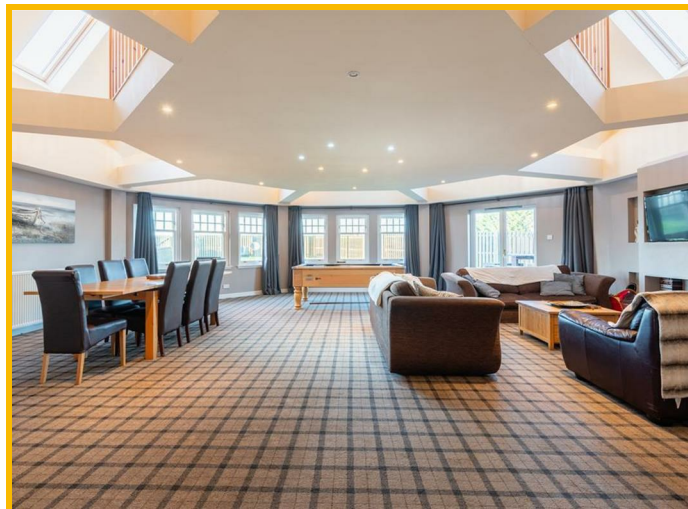




The Roundal, 5 Grassmiston Steading, Crail, Anstruther, KY10 3XQ
Offers Over £475,000

STUNNING 4 Bedroom 5 Bathroom 2 Reception Terraced Villa within a converted steading FINISHED TO AN EXCEPTIONAL STANDARD located just 2 miles outside the historic village of Crail providing local amenities and less than 7 miles from St Andrews and Kingsbarns, with The Fife Coastal Path, Beaches, and range of golf courses nearby. The view from the courtyard is out towards Denmark and the North Sea, the ultimate in lifestyle living. Accommodation: Hall, sitting dining room with a unique feature gallery room above, dining kitchen, laundry, 4 double bedrooms all with ensuite shower rooms and a bathroom. DG. OCH. Garden. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.



LOCATION

Just outside Crail which is a charming seaside village in the East Neuk of Fife with several local amenities and has mobile banking facilities, cafes, restaurants, pharmacy, and convenience stores. Its main industries are tourism, fishing, and farming. Recreationally there is a park, harbour, also 7 miles south of St Andrews is the Home of Golf, Kingsbarns links golf course is under a mile away and the castle course is 6 miles away with Crail course approximately 3 miles away, and the beautiful Fife Coastal Path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and secondary schooling at Waid Academy Anstruther, which is one of the top performing secondary schools in Fife. Undoubtedly making this one of the most desirable places to live for those seeking the ultimate in lifestyle living.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door with opaque double-glazed inlet leading into the spacious lower hallway. Carpeted stairs with timber balustrade leads to the upper landing. 3 cupboards provide an abundance of hanging/shelving/storage space. Coving. Radiator. Carpeted.

SITTING DINING ROOM

29'7" x 29'7" (9.02m x 9.02m)

Stunning open plan sitting dining room with wrap around double-glazed windows providing ample natural light with countryside views and a unique gallery room above. Ample space to create separate areas for sitting and dining furniture. Alcoves provide space for entertainment equipment. 3 radiators. Carpeted. Patio doors provide access to rear garden.

DINING KITCHEN

16'11" x 13'2" (5.17m x 4.03m)

Beautiful spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include electric hob, chimney style extractor fan above, eye level oven, microwave, fridge/freezer, and dishwasher. Cupboard provides storage space. 2 double-glazed windows to the front. Coving. Radiator. Tiled flooring. Timber door with opaque double-glazed inlet provides access to the rear garden.

LAUNDRY

8'2" x 8'0" (2.49m x 2.45m)

Convenient laundry comprising: Floor standing units with co-ordinating worktops and tiled splashback. Integrated washing machine and tumble dryer. Radiator. Tiled flooring. Timber door provides access to the rear garden.

BEDROOM 1

12'4" x 9'11" (3.77m x 3.04m)

Good sized double bedroom with double-glazed window to the rear. Built-in wardrobe provides hanging/shelving/storage space. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'8" x 6'7" (2.34m x 2.02m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the front. Fully tiled. Vertical radiator. Tiled flooring.

BATHROOM

8'4" x 6'7" (2.56m x 2.03m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and bath with a pivot screen and an electric shower unit. Opaque double-glazed window to the front. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space. Cupboard provides housing for the hot water system. Radiator. Carpeted.

GALLERY

A stunning feature room raised above the sitting dining room on the ground floor. Multiple Velux windows provide various views of Fife's beautiful countryside and across The Firth of Forth. Timber balustrade. Carpeted.

BEDROOM 2

13'4" x 13'1" (4.08m x 4.00m)

Double bedroom with double-glazed window to the front. 2 wardrobes provide ample hanging/shelving/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'4" x 5'9" (1.95m x 1.76m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and thermostatic control shower. Velux window provides ample natural light. Fully tiled. Vertical radiator. Tiled flooring.

BEDROOM 3

13'1" x 10'3" (3.99m x 3.13m)

Additional double bedroom with double-glazed window to the side. Built-in wardrobe provides hanging/shelving/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'5" x 5'2" (1.66m x 1.60m)

Beautiful 3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and thermostatic control shower. Fully tiled. Vertical radiator. Tiled flooring.

BEDROOM 4

12'1" x 11'0" (3.70m x 3.36m)

Further double bedroom with double-glazed window to the rear. Built-in wardrobe provides hanging/shelving/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

9'8" x 4'11" (2.97m x 1.50m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and thermostatic control shower. Velux window to the front. Fully tiled. Vertical radiator. Vinyl flooring.

GARDEN

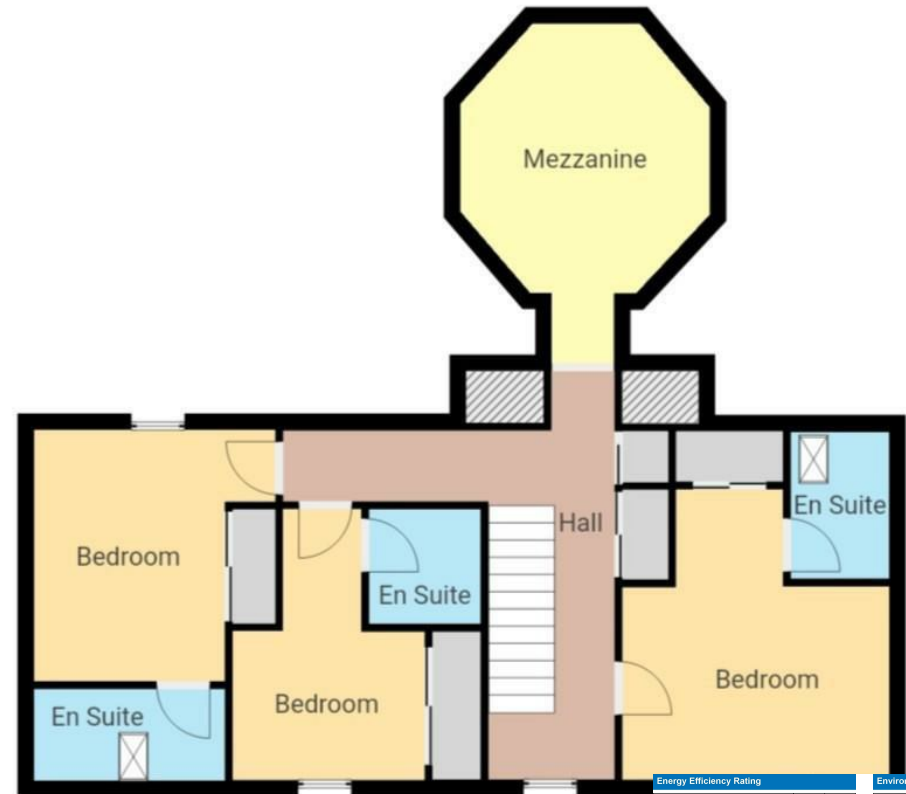
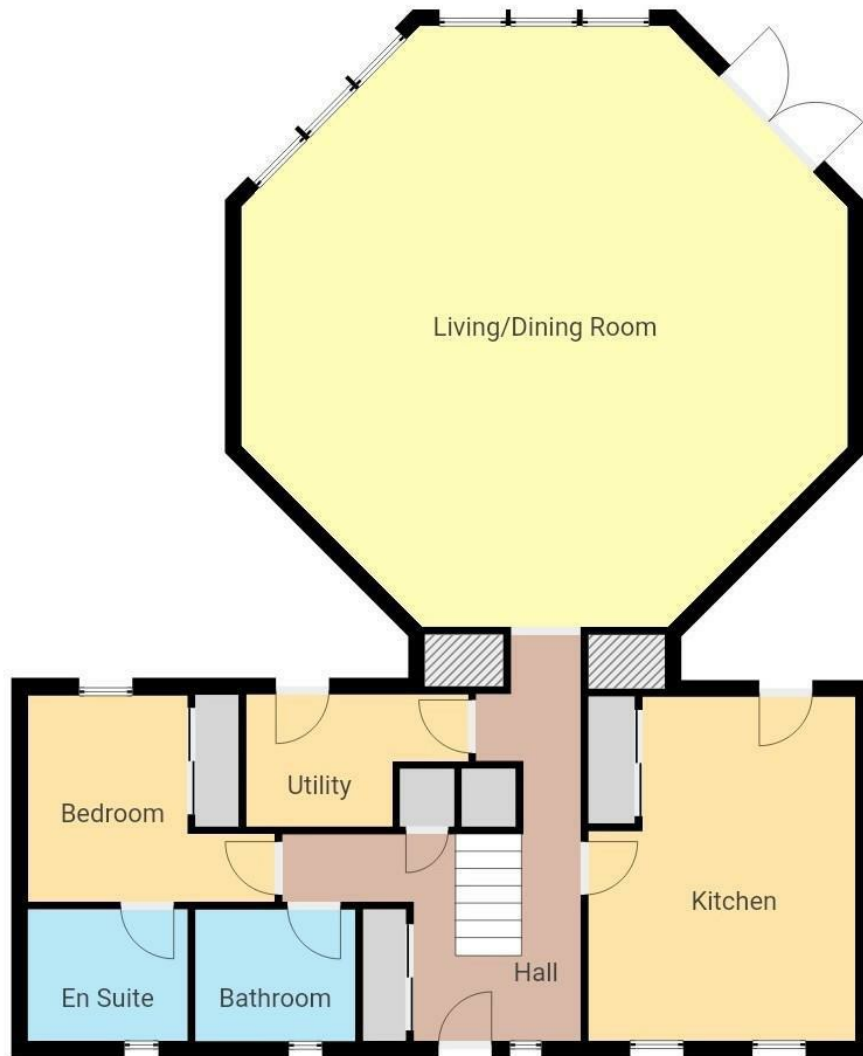
To the front of the property is a low maintenance shared courtyard laid with flagstone and gravel. To the rear is a substantial plot laid to lawn enclosed within a timber fence surround with timber gate leading to an area for private parking. There is a timber decked area providing the ideal location for garden furniture to relax and enjoy entertaining family and friends in the sun. The perfect template full of potential for the keen gardener to create something special. A timber shed provides outdoor storage.

AGENTS NOTES

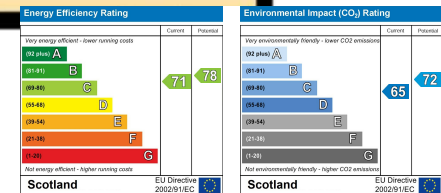
Please note that all room sizes are measured approximate to widest points.







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