

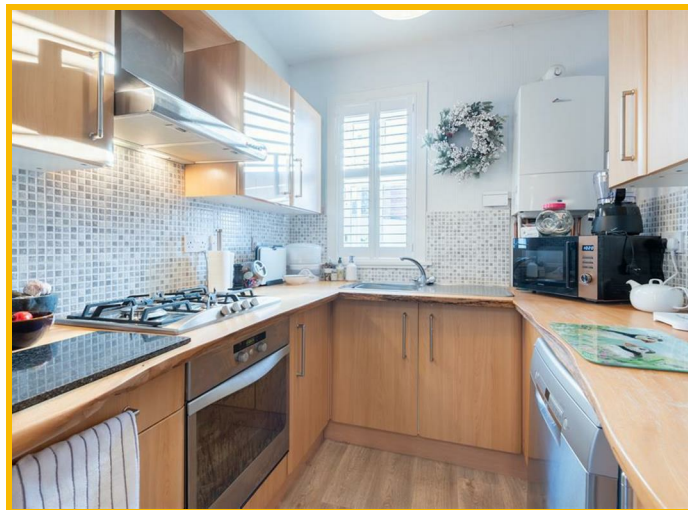


28a High Street South, Crail, Anstruther, KY10 3TE

Offers Over £220,000



BEAUTIFUL 3 Bedroom Upper Apartment FINISHED TO A HIGH STANDARD within easy reach of local amenities including Primary School, shops and restaurants with the Fife Coastal Path and Beach nearby making this an IDYLIC LIFESTYLE CHOICE. Accommodation: Hall, laundry room, open plan lounge dining and kitchen, 2 double bedrooms, a good-sized single bedroom and a shower room. DG. GCH. PERSONAL PROPERTY and LOCATION TOUR available online.



LOCATION

Crail is a charming village in the East Neuk of Fife with several local amenities and has mobile banking facilities, cafes, restaurants, pharmacy and convenience stores. Located 10 miles south of St Andrews, the Home of Golf, its main industries are tourism, fishing and farming. Recreationally there is a park, harbour, golf course 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 UPVC door with opaque double-glazed inlet leading into the lower hall. Carpeted stairway with beautiful bespoke solid oak/glass balustrade leading to the open plan lounge dining room and kitchen. Cupboard provides storage space. Radiator. Vinyl flooring.

LAUNDRY

7'8" x 4'3" (2.35m x 1.32m)

Convenient laundry area comprising a fitted worktop and space for freestanding appliances. Vinyl flooring.

OPEN PLAN LOUNGE DINING

19'0" x 11'5" (5.81m x 3.48m)

Beautiful open plan living space with double-glazed sash and case window to the rear with plantation style shutters. Radiator. Carpeted. Doorway leads to the bedrooms and bathroom. Open plan to the kitchen.

KITCHEN

14'2" x 7'2" (4.32m x 2.19m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with solid wood worktops and a tiled

splashback. Integrated appliances include gas hob, chimney style extractor fan above and oven below. Double-glazed sash and case windows to the side and rear with plantation style shutters. Wall mounted gas central heating condensing combi boiler. Radiator. Vinyl flooring.

INNER HALL

Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 1

11'3" x 10'2" (3.43m x 3.11m)

Double bedroom with double-glazed sash and case windows to the front and side with plantation style shutters. Custom fitted wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'2" x 10'0" (3.10m x 3.06m)

Additional double bedroom with double-glazed sash and case window to the front with plantation style shutters. Custom fitted wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

7'5" x 6'11" (2.28m x 2.13m)

Further bedroom currently utilised as a home office with double-glazed sash and case window to the side with plantation style shutters. Radiator. Carpeted.

SHOWER ROOM

7'1" x 5'10" (2.17m x 1.78m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and shower enclosure with a pivot screen and thermostatic control shower. Partially tiled. Vertical radiator. Vinyl flooring.

AGENTS NOTES

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







Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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