



1 Denburn Place, Crail, KY10 3WH

Offers Over £280,000



STUNNING 2 Bedroom 2 Reception Upper Apartment over 2 levels FINISHED TO AN EXTREMELY HIGH STANDARD in a SOUGHT-AFTER LOCATION, just a short walk to all local amenities including restaurants/cafes, shops and Primary School with The Fife Coastal Path, Beach and Harbour nearby. Accommodation: Hall, lounge dining room, sitting room, kitchen, master bedroom with an ensuite shower room, additional double bedroom and a luxury bathroom. DG. GCH. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.



LOCATION

Craill 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 timber door with double-glazed inlet leading into the hallway via a spacious vestibule with ample space for adding storage. Hatch provides access to the roof space. Cupboard provides storage space and houses the hot water cylinder. Coving. Radiator. Vinyl flooring.

LOUNGE DINING ROOM

17'8" x 16'10" (5.39m x 5.15m)

Spacious lounge dining room with double-glazed windows to the front and side. Carpeted stairs with timber balustrade leads to the upper sitting room. Coving. 2 radiators. Carpeted. Glazed timber double doors lead to the kitchen.

KITCHEN

11'7" x 11'1" (3.54m x 3.39m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include induction hob, chimney style extractor fan above, eye level ovens, dishwasher and washer/dryer. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed windows to the front and side. Vertical radiator. Tiled flooring. Doorway to the hall.

MASTER BEDROOM

13'9" x 12'3" (4.20m x 3.74m)

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

ENSUITE SHOWER ROOM

6'4" x 4'2" (1.94m x 1.28m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding door and a thermostatic control shower. Fully tiled with a fixed mirror. Radiator. Tiled flooring.

BEDROOM 2

13'8" x 10'0" (4.19m x 3.07m)

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

BATHROOM

6'5" x 5'9" (1.97m x 1.77m)

3-piece suite comprising: W.C, wash hand basin and bath with pivot screen and a thermostatic control shower above. Fully tiled with a fixed mirror. Vertical radiator. Tiled flooring.

SITTING ROOM

17'8" x 16'10" (5.39m x 5.15m)

Bright and spacious multi-purpose room currently utilised as an additional lounge/bedroom with double-glazed windows to the front and side with a partial sea view. 2 radiators. Carpeted.

GARDEN GROUNDS

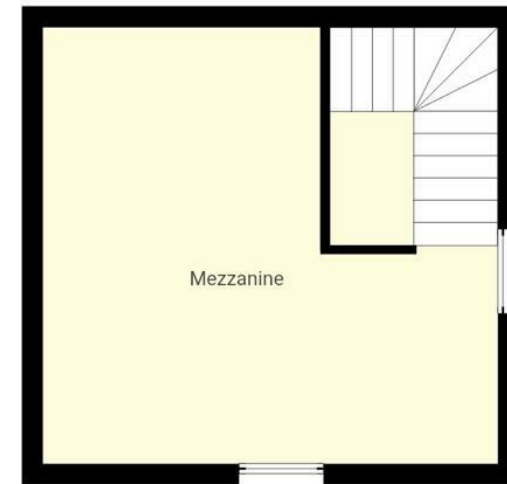
The property benefits from residential parking with a shared communal garden area. External cupboard provides bin and storage space.

AGENTS NOTES

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







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

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

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