



The Old Studio West Green, Crail, Anstruther, Fife, KY10 3RD
Offers Over £375,000



AMAZING 3 Bedroom Grade C Listed Townhouse in a PRIME LOCATION with an INTEGRATED GARAGE for off street parking, just off the High Street and only a short walk to The Fife Coastal Path, Beach and Harbour making this an IDYLLIC choice for anyone seeking a relaxing lifestyle. Accommodation: Hall, living room, kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. GCH. Integrated garage. PERSONAL PROPERTY TOUR 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 solid timber door with opaque inlets leading into the lower hallway. Carpeted stairs with timber balustrade leading to the upper landing, additional carpeted stairs leading down to the master bedroom and integrated garage. Radiator. Laminate flooring.

LIVING ROOM

16'11" x 14'7" (5.16m x 4.46m)

Bright living room with sash and case windows to the front and rear. Beautiful feature exposed stone wall with gas fire set on a slate hearth. Cornicing and exposed timber beam. 2 radiators. Carpeted.

KITCHEN

10'4" x 8'8" (3.15m x 2.65m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, extractor fan above and an oven below. Sash and case window to the front. Cupboard houses the hot water tank. Exposed timber beam. Laminate flooring.

UPPER LANDING

Bright landing with sash and case window to the rear. Radiator. Carpeted.

BEDROOM 2

16'10" x 13'1" (5.15m x 3.99m)

Spacious double bedroom with sash and case windows to the rear and front with partial sea views towards the Firth of Forth. Radiator. Carpeted.

BEDROOM 3

10'3" x 10'1" (3.14m x 3.08m)

Additional double bedroom with sash and case window to the front with a partial sea view towards the Firth of Forth. Hatch provides access to the roof space. Radiator. Carpeted.

BATHROOM

6'7" x 6'1" (2.01m x 1.86m)

3-piece suite comprising: W.C, vanity wash hand basin and a corner bath with overhead electric shower. Sash and case window to the rear. Fully tiled. Radiator. Laminate flooring.

MASTER BEDROOM

10'9" x 9'8" (3.29m x 2.95m)

Spacious double bedroom with sash and case window to the front. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'4" x 5'10" (2.25m x 1.78m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot door and an electric shower unit. Partially tiled. Carpeted.

GARAGE

16'10" x 12'10" (5.15m x 3.92m)

Good-sized garage accessed via an up and over metal door providing secure parking with ample space for additional storage. Provision for light, power and plumbing with concrete flooring. Wall mounted gas central heating condensing boiler. Potential to develop further subject to the necessary permissions being granted.

GROUNDS

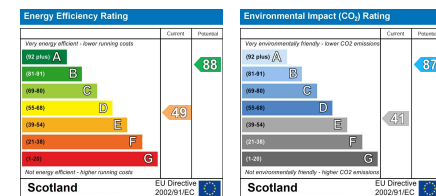
To the rear of the property is an area of garden, paved for low maintenance and provides a bin storage area.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.