



84 Whitecaps Lodge Sauchope Links Caravan Park, Crail, KY10 3XJ
Offers Over £190,000

EXECUTIVE 2 Bedroom Seaside Lodge nestled within a STUNNING COASTAL Holiday Park on the Fife Coastal Path offering CONTEMPORARY LUXURY LIVING with spacious interiors. The property boasts stunning sea views, modern amenities and a generous outdoor space, perfect for anyone seeking a relaxing lifestyle. Accommodation: Hall, open plan lounge dining kitchen, master bedroom with an ensuite shower room, additional double bedroom and a shower room. DG. GCH. Decking. Driveway. PERSONAL PROPERTY 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 an opaque double-glazed UPVC door leading into the hallway. 2 cupboards house the gas central heating condensing combi boiler with ample shelving/hanging/storage space. Radiator. Laminate flooring. Doorway to the open plan lounge dining kitchen.

LOUNGE DINING KITCHEN

22'6" x 19'3" (6.86m x 5.88m)

Stunning open plan living space with beautifully fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstands. Island provides a fixed dining space with additional storage. Integrated appliances include an instant hot water system, a gas hob, extractor fan, 2 eye level ovens, microwave, dishwasher, washer/dryer and a fridge/freezer. Ample space to create separate lounge and dining areas with double-glazed windows to the front with stunning views of the Firth of Forth. 2 Velux roof windows. Coving. 3 radiators. Laminate flooring. Integrated Bluetooth speaker system. Doorway to the inner hall. Double-glazed bifold doors provide access to the decking.

INNER HALL

Hatch provides access to the roof space suitable for storage. Coving. Radiator. Carpeted.

MASTER BEDROOM

9'11" x 9'4" (3.03m x 2.86m)

Spacious double bedroom with 2 double-glazed windows to the side with a view towards the Firth of Forth. Walk-in wardrobe provides shelving/hanging/storage space. Fitted ceiling fan. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'3" x 4'11" (1.91m x 1.52m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower with rainfall shower head. Opaque double-glazed window to the rear. Partially tiled. Coving. Vertical heated towel rail. Vinyl flooring.

BEDROOM 2

9'4" x 8'11" (2.86m x 2.73m)

Additional double bedroom with a double-glazed window to the side with a partial view towards the Firth of Forth. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

SHOWER ROOM

6'7" x 5'10" (2.02m x 1.80m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and a thermostatic control shower with rainfall shower head. Opaque double-glazed window to the side. Partially tiled. Coving. Vertical heated towel rail. Vinyl flooring.

GROUND

A vast timber decked area with glass balustrade wraps around the sides and front of the property providing space for garden furniture to relax and enjoy recreation time in the sun with family and friends, taking full advantage of those stunning sea views. Storage box provides secure storage

with locks. 2 Electrical power points. The property has a good-sized monobloc driveway to the side providing ample off street parking.

AGENTS NOTES

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 plus) A			
(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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