



**26 Tolbooth Wynd, Crail, Anstruther, KY10 3UA**

**Offers Over £300,000**



Beautiful 3 Bedroom End-Terrace Villa on an elevated plot, RECENTLY RENOVATED to a high standard located in a highly SOUGHT-AFTER area of Crail with stunning views over the Firth of Forth, within easy reach of local amenities and Primary School, and a short walk from the Beach, Harbour and Fife Coastal Path. Accommodation: Hall, lounge, dining kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. 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 a double-glazed UPVC door leading into the lower hallway. Carpeted stairway with double-glazed windows to side and front leads to the middle landing. Under stair cupboard provides storage space. Radiator. Laminate flooring.

## LOUNGE

15'8" x 12'0" (4.78m x 3.67m)

Bright lounge with 3 double-glazed windows to the front. Feature fireplace with a log burning stove set on a slate hearth. Alcove provides display/storage space. Partial coving. Radiator. Laminate flooring.

## DINING KITCHEN

18'9" x 9'1" (5.72m x 2.78m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Freestanding gas range cooker with dual ovens below, integrated appliances include a chimney style extractor fan, fridge/freezer, washing machine and a dishwasher. Ample space for dining furniture. 2 double-glazed windows to the rear overlook the garden. Cupboard

houses the gas central heating condensing combi boiler. Radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden.

## MIDDLE LANDING

Carpeted stairway with 2 Velux windows to the side with a sea view leads to bedroom 3. Carpeted.

## BEDROOM 1

12'6" x 11'3" (3.82m x 3.44m)

Bright double bedroom with a double-glazed window to the front. 2 cupboards provide ample storage space. Radiator. Laminate flooring.

## BEDROOM 2

13'5" x 9'3" (4.09m x 2.84m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

## BATHROOM

9'11" x 9'4" (3.04m x 2.86m)

Contemporary 4-piece suite comprising: W.C, wash hand basin, freestanding bath and a walk-in shower area with a thermostatic control shower and rainfall shower head. Opaque double-glazed window to the rear. Heated towel rail. Laminate flooring.

## BEDROOM 3

15'4" x 14'11" (4.68m x 4.55m)

Spacious double bedroom with Velux windows to the front and rear with a view across the rooftops towards the Firth of Forth. Hatch provides access to the roof space. Eaves storage. Radiator. Laminate flooring.

## GARDEN

Accessed via steps to the front of the property, the front garden is mainly low maintenance laid with paving and borders containing plants and shrubs. A paved path leads to the side entrance and a timber gate leading into the rear garden. The rear garden is mainly laid to lawn with borders

containing an array of established plants and shrubs, paved patio provides an ideal spot for garden furniture to relax and enjoy time entertaining family and friends in the sun. A timber shed provides outdoor storage space. Timber gate leads to the rear access point. Enclosed within a timber fence surround.

## AGENTS NOTES

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



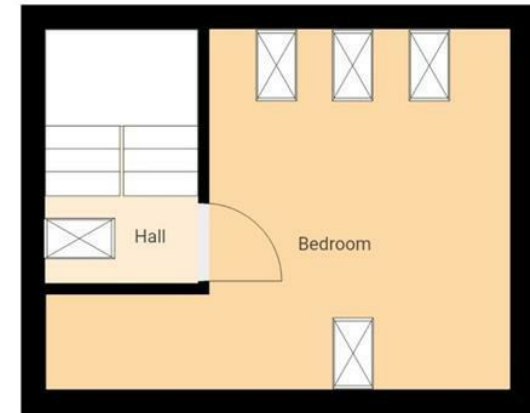




Ground Floor



First Floor



Second Floor

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

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