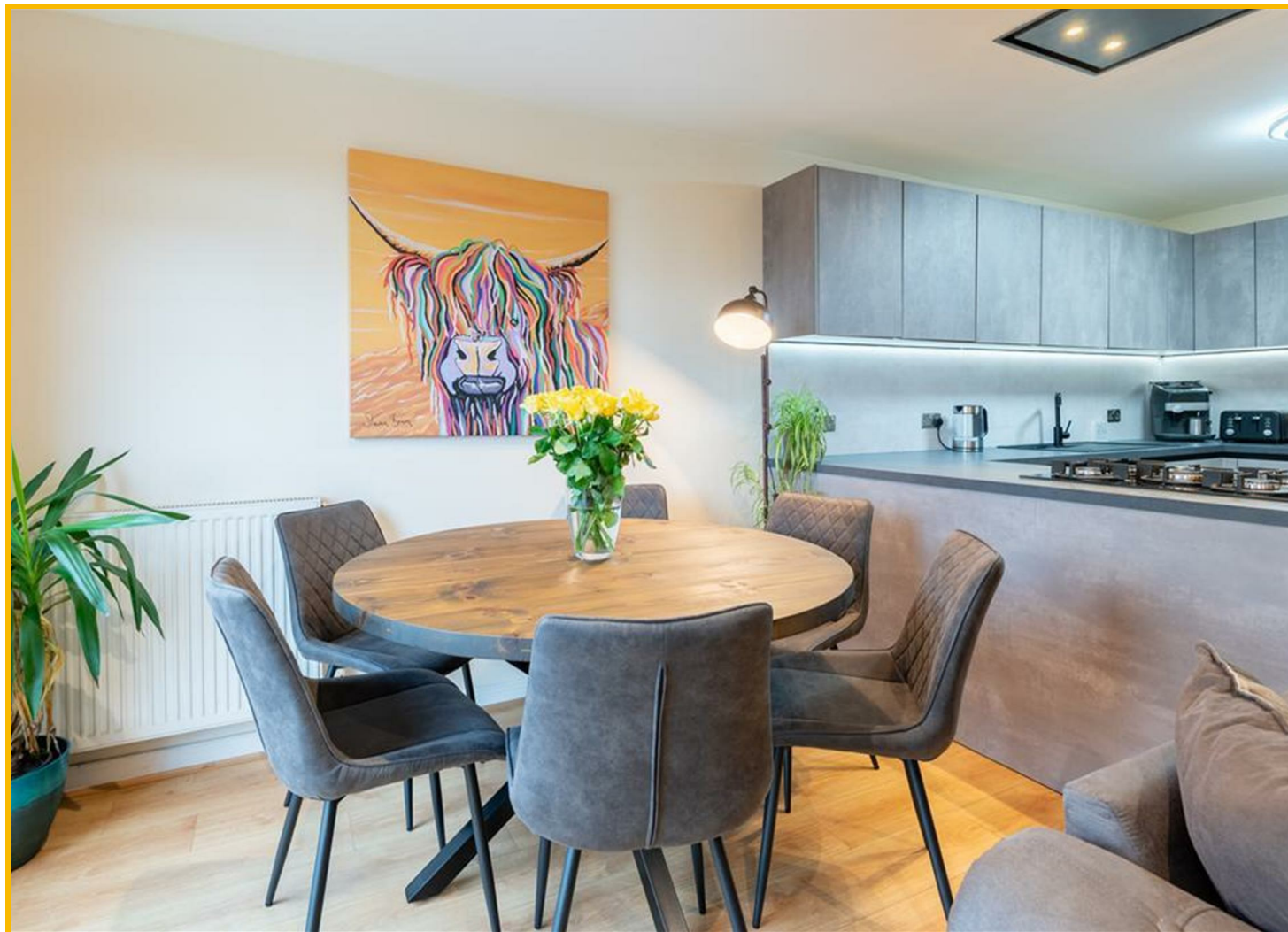




26 Gifford Court, Crail, Anstruther, Fife, KY10 3UZ
Offers Over £310,000

IMMACULATE 3 Bedroom 2 Bathroom Semi-Detached Villa finished to an EXTREMELY HIGH STANDARD located in a CUL-DE-SAC with Off Street Parking, Integrated Garage and an Enclosed Rear Garden. Close to the pathway leading directly to the picturesque Roome Bay, and to all essential local amenities, Fifes Stunning Coastal Path, Beaches, Harbour, and Golf Courses. Accommodation: Spacious hall, open plan lounge/dining/kitchen, utility room, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. Driveway. 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 containing an opaque double-glazed inlet leading into a spacious entrance hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Under stair cupboard provides storage space. 2 radiators. Laminate flooring. Doorway to the garage.

UTILITY ROOM

11'2" x 5'9" (3.41m x 1.76m)

Convenient utility room comprising floor standing units with coordinating worktops and matching upstand with space below for plumbed appliances. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear. Solid timber door provides access to the rear garden.

MASTER BEDROOM

11'2" x 10'2" (3.42m x 3.10m)

Spacious master bedroom with a double-glazed window to the rear. 2 built-in wardrobes provide hanging/shelving/storage space with an additional cupboard providing further storage. 2 radiators. Carpeted. Doorway to the en-suite shower room.

EN-SUITE SHOWER ROOM

8'3" x 6'5" (2.54m x 1.96m)

Contemporary en-suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a folding door and thermostatic control shower. Alcove above the W.C and wash hand basin provides a display/storage area with a fixed mirror. Partially tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Cupboard provides storage space. Hatch provides access to the roof space. Radiator. Carpeted. French doors lead into the open plan living space.

LOUNGE/DINING/KITCHEN

20'8" x 18'0" (6.32m x 5.50m)

Open plan lounge/dining/kitchen comprising: Wall mounted, floor standing units with coordinating worktops and wet walled splashbacks. Peninsula unit provides additional storage and prep space with an integrated gas range hob and an extractor fan directly above. Additional integrated appliances include eye level oven, microwave oven, dishwasher and a fridge/freezer. The lounge area has a double-glazed window to the front and there are French doors opening onto a Juliet balcony at the dining area. 3 radiators. Laminate flooring.

BEDROOM 2

12'8" x 8'5" (3.88m x 2.59m)

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

BEDROOM 3

12'7" x 9'4" (3.86m x 2.85m)

Further double bedroom with a double-glazed window to the rear currently utilised as a home office. Built-in wardrobe provides hanging/shelving/storage space. Radiator. Carpeted.

BATHROOM

7'3" x 5'7" (2.21m x 1.71m)

Contemporary 3-piece suite comprising: W.C, inset wash hand basin and a P-shaped bath with a pivot screen and thermostatic control shower above. Alcove provides a display/storage area with a fixed mirror. Fully wet walled. Vertical heated towel rail. Laminate flooring.

GARDEN

To the front of the property is a monobloc driveway leading to the garage. An area of lawn to the side with a paved path leads to the enclosed side/rear garden via a timber gate. The side garden provides an area for bin access and storage. The rear garden is mainly laid to lawn with a paved area ideal for garden furniture to relax and enjoy time in the sun. The garden is enclosed within a timber fence surround making this an ideal space for children and pets to play.

INTEGRATED GARAGE

18'8" x 9'10" (5.70m x 3.00m)

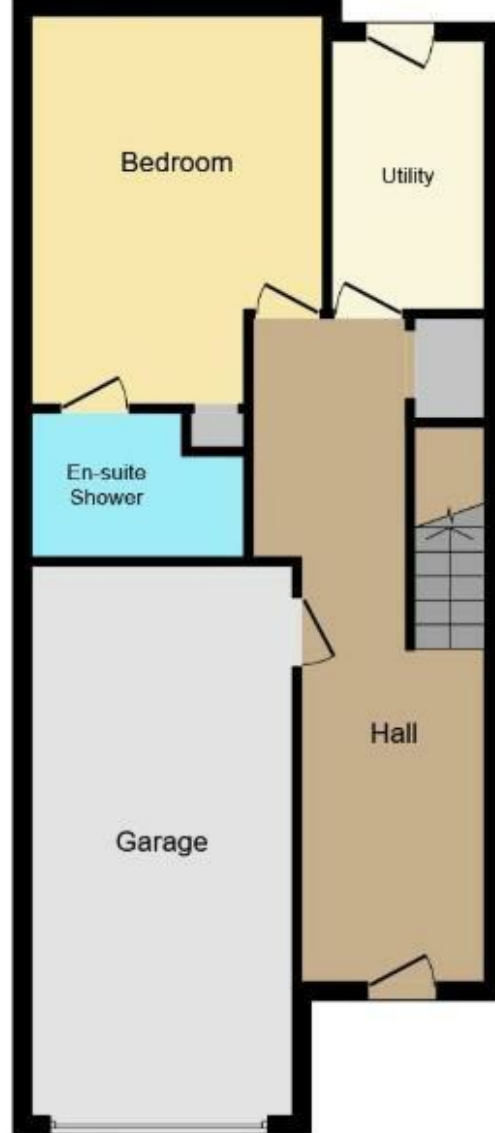
Integrated garage accessed via an up and over metal door provides secure parking with additional storage space. Currently utilised as a spacious home gym. Provision for light and power. Concrete floor laid with vinyl.

AGENTS NOTES

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



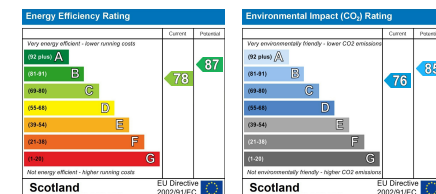




Ground Floor



First Floor



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.