



**105 Sauchope Links, Crail, Anstruther, KY10 3XJ**

**Offers Over £105,000**



FANTASTIC 2 Bedroom 2 Bathroom SEASIDE Lodge situated right on Fife's STUNNING Coastal Path, offering SPACIOUS interiors and patio with uninterrupted sea views and a driveway. All essential amenities nearby in Crail and St Andrews. Ideal for anyone seeking a relaxing lifestyle. Accommodation: Hall, open plan lounge dining kitchen, master bedroom with an en-suite shower room, additional double bedroom and a bathroom. DG. GCH. Driveway. Patio and garden grounds. 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 UPVC door with a double-glazed inlet leading into the vestibule. Cupboards house the gas central heating condensing combi boiler with ample additional storage space. Doorway leads into the inner hallway. Hatch provides access to a roof space.

## LOUNGE DINING KITCHEN

26'1" x 19'5" (7.96m x 5.93m)

Beautiful open plan living space with a fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula unit provides a dining space with additional storage and prep space. Freestanding gas range cooker with ovens below and an extractor fan above. Integrated washing machine and dishwasher. Ample space to create separate dining and lounge areas with stunning uninterrupted views of the Firth of Forth. Wall mounted electric fire. Wrap around double-glazed windows to the front and sides with 2 Velux windows providing additional natural light. Patio doors give access to the outdoor space. Coving. Kickboard heating and 2 radiators. Areas of laminate and vinyl flooring.

## MASTER BEDROOM

10'2" x 9'4" (3.10m x 2.87m)

Good-sized double bedroom with a double-glazed window to the side with a partial sea view. Fixed vanity area with a wall mounted mirror. Walk-in wardrobe provides shelving/hanging/storage space with radiator and carpeting. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

5'9" x 5'2" (1.76m x 1.60m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Coving. Radiator. Vinyl flooring.

## BEDROOM 2

9'4" x 9'4" (2.87m x 2.86m)

Additional double bedroom with a double-glazed window to the side with a partial sea view. Fitted wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the Jack and Jill bathroom.

## BATHROOM

9'1" x 6'4" (2.77m x 1.95m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with pivot screen and a thermostatic control shower. Opaque double-glazed window to the side. Partially wet walled. Coving. Radiator. Vinyl flooring.

## GROUNDS

The front of the property is a low maintenance paved patio providing an incredible spot ideal for garden furniture to relax and enjoy the views across the Firth of Forth. Areas of lawn surround the lodge providing scope to add borders or storage containers. A mono bloc driveway provides 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |

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 you financial position before we can recommend any offer to the vendor.