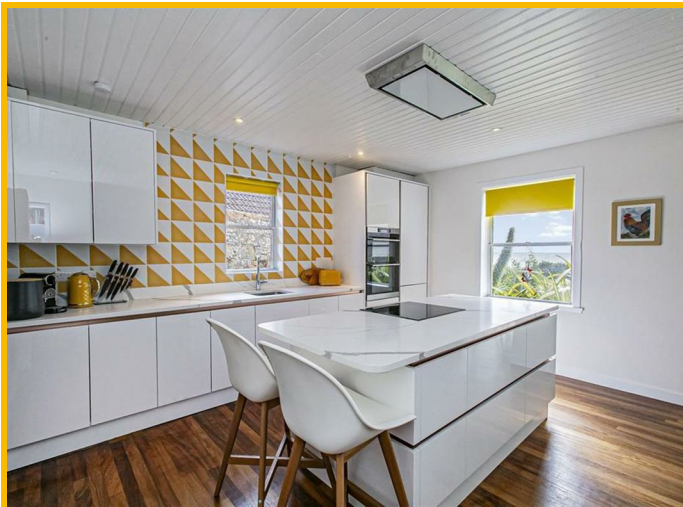




8 Nethergate South, Crail, Anstruther, KY10 3TY
Offers Over £550,000

IDYLLIC 2 Bedroom 2 Reception 2 Bathroom Detached Villa with BALCONY offering PANORAMIC SEA VIEWS, BEAUTIFULLY LANDSCAPED gardens and OFF STREET PARKING situated on a substantial plot. Located a short walk from local amenities with the Fife Coastal Path, Beaches, Harbour and Golf Courses nearby. Accommodation: Open plan dining/kitchen and living room, utility room, sunroom, master bedroom with an ensuite shower room, ground floor double bedroom, bathroom and a 2nd reception area with potential to divide to create a 3rd bedroom. DG. GCH. Gardens. Driveway. 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.

ACCESS

To the rear of the property is an area of off street parking with a timber gate leading into the garden. A composite door with an opaque double-glazed window leads directly into the utility room.

UTILITY ROOM

8'2" x 8'0" (2.49m x 2.46m)

Convenient utility room comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Space for freestanding appliances with an integrated dishwasher. Double-glazed window to the side. Radiator. Laminate flooring. Sliding door leads into the open plan dining kitchen.

DINING KITCHEN

14'4" x 12'3" (4.37m x 3.75m)

Contemporary fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Island provides a social cooking and dining space with additional storage below. Integrated appliances include an induction hob, extractor fan and 2 eye level ovens. Double-glazed window to the front with a sea

view. Open plan to the living room. Vertical radiator. Solid wood flooring. Hallway leads to bedroom 2 and the bathroom.

LIVING ROOM

23'11" x 18'6" (7.31m x 5.65m)

Spacious and bright open plan living room with double-glazed picture windows to the front offering a stunning uninterrupted sea view across the Firth of Forth. Feature log burning stove set on a natural stone hearth. Timber and cast iron spiral staircase leads to the open plan 2nd reception area and the master bedroom. Vertical radiator. Solid wood flooring. Doorway to the sunroom and sliding patio doors lead to the decking.

SUNROOM

10'1" x 8'6" (3.09m x 2.60m)

Bright sunroom with wrap around double-glazed windows overlooking the gardens and the Firth of Forth. Tiled flooring. Double-glazed door provides access to the garden.

BEDROOM 2

12'9" x 9'2" (3.89m x 2.80m)

Ground floor double bedroom with a double-glazed window to the side, providing one level living. Radiator. Solid wood flooring.

BATHROOM

7'4" x 6'7" (2.25m x 2.03m)

3-piece suite comprising: W.C, vanity wash hand basin and a P-shaped bath with a pivot screen and a thermostatic control shower above. Fitted storage space with shelving and cupboards. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING / 2ND RECEPTION AREA

20'2" x 15'5" (6.16m x 4.72m)

Open plan additional reception area with double-glazed patio doors providing a stunning sea view and access to the balcony. The addition of a double-glazed window to the side makes this space a potential for division creating a 3rd

bedroom. Exposed stone wall detail. Radiator. Solid wood flooring.

MASTER BEDROOM

20'2" x 12'2" (6.15m x 3.71m)

Spacious master bedroom with double-glazed windows to the front and patio doors leading to the balcony with an incredible uninterrupted view across the Firth of Forth. Built-in wardrobes provide shelving/hanging/storage space and housing for the gas central heating condensing combi boiler. Hatch provides access to the roof space. Radiator. Exposed wooden flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a folding door and a thermostatic control shower. Partially tiled. Vertical radiator. Tiled flooring.

BALCONY

To the front of the property is a beautifully situated balcony with an incredible view across the Firth of Forth towards the Isle of May and on a clear day you can see straight across to North Berwick.

GARDEN

This property sits on a substantial plot with beautifully curated gardens to the front side and rear bursting with an array of established plants, shrubs and trees providing colour throughout the seasons. An area of timber decking provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed making this a safe space for children and pets to play. A greenhouse to the side of the property is ideal for the keen gardener to pot up plants and grow home produce. A gravel driveway provides ample off street parking with additional bin storage.

AGENTS NOTES

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

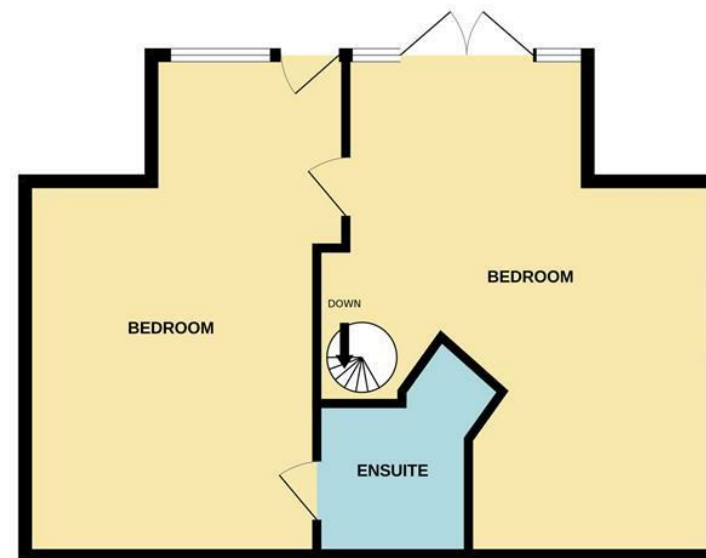




GROUND FLOOR

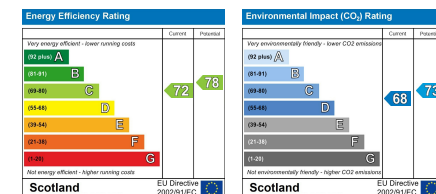


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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