



100 Sauchope Links Holiday Park, Crail, KY10 3XJ
Offers Over £100,000

WELL-PRESENTED 2 bedroom 2 bathroom seaside lodge offering spacious interiors, driveway and a balcony with STUNNING VIEWS across the firth of forth. Situated on the Fife Coastal Path and Beach making it ideal for a PEACEFUL SEASIDE ESCAPE or anyone seeking a comfortable lifestyle. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms, shower room and a bathroom. DG. GCH. Balcony and Off Street Parking. Please see the Sauchope Caravan Parks own website for all on-site amenities. 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 an opaque double-glazed window leading into the hallway. Cupboards provide ample storage space and housing for the gas central heating condensing combi boiler. Hatch provides access to a roof space. Radiator. Carpeted.

LIVING ROOM

15'10" x 12'2" (4.85m x 3.72m)

Bright living room open plan to the dining room leading into the kitchen. Double-glazed windows to the side and front with stunning sea views across the Firth of Forth. Feature gas fire set in a decorative surround. Exposed beams detail. Radiator. Carpeted. Double-glazed patio doors provide access to the balcony.

DINING KITCHEN

17'0" x 6'11" (5.19m x 2.11m)

Bright dining area with double-glazed windows to the side and front again with those stunning sea views. Open plan to the fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wood effect upstand. Freestanding gas cooker with an electric hot plate and ovens

below, ample space for several freestanding appliances. Exposed beam detail. Radiator. Carpeted / vinyl flooring.

BEDROOM 1

10'6" x 9'6" (3.22m x 2.90m)

Good-sized double bedroom with a double-glazed window to the side with a partial sea view. Built-in wardrobe provides shelving/hanging/storage space and a fixed vanity area with additional drawer storage. Radiator. Carpeted. Doorway to the bathroom.

BATHROOM

7'8" x 6'7" (2.36m x 2.02m)

3-piece suite comprising: W.C, wash hand basin and a spa multi jet bath with an overhead thermostatic control shower and a folding screen. Opaque double-glazed window to the side. Partially wet walled. Heated towel rail. Cupboard provides shelving/storage space. Karndean style flooring.

BEDROOM 2

9'6" x 9'5" (2.92m x 2.89m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/storage space with a fixed vanity area. Radiator. Carpeted. Doorway to the shower room.

SHOWER ROOM

6'7" x 5'2" (2.02m x 1.60m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the side. Heated towel rail. Vinyl tile flooring.

GROUND

A timber decked balcony at the front of the property provides an idyllic setting for outdoor furniture to relax and enjoy time in the sun taking advantage of the stunning views and sea air. A monobloc driveway to the side provides ample parking for 2 vehicles.

AGENTS NOTES

Please note that all room sizes are measured approximately to the 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	

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.