



109 Sauchope Links Holiday Park, Crail, Anstruther, KY10 3XJ

Offers Over £150,000

 **Fife
Properties**

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.

ENTRANCE

Access is via a UPVC door with opaque double-glazed inlets leading into the utility room.

UTILITY ROOM 9'0" x 5'10" (2.76m x 1.78m)

Convenient utility room with wall mounted and floor standing units providing ample storage space and housing for the gas central heating condensing combi boiler. Freestanding washing machine with space for an additional appliance. Radiator. Vinyl flooring.

LOUNGE DINING KITCHEN 25'11" x 18'9" (7.92m x 5.74m)

Spacious and bright living area with double-glazed windows to the front and sides providing a stunning uninterrupted view across the Firth of Forth. Ample space to create separate lounge and dining areas. Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula

unit provides a social food prep space with a fixed breakfasting area. Integrated appliances include a gas hob, extractor fan, oven, microwave, dishwasher and a freezer. 2 radiators. Laminate and Vinyl flooring. Double-glazed patio doors provide access to the decking. Doorway to the inner hall.

INNER HALL

Leads to the master bedroom, 2 additional double bedrooms and the bathroom. Carpeted. Hatch provides access to the roof space.

MASTER BEDROOM 12'6" x 9'0" (3.82m x 2.76m)

Good-sized double bedroom with a double-glazed window to the side with a view towards the sea. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

EN-SUITE SHOWER ROOM 4'11" x 4'7" (1.51m x 1.41m)

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

BEDROOM 2 9'8" x 9'1" (2.97m x 2.78m)

Additional double bedroom with a double-glazed window to the side again with a view towards the sea. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3 9'0" x 7'6" (2.75m x 2.30m)

Further double bedroom with a double-glazed window to the side with a view towards the sea. Built in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM 6'0" x 5'10" (1.85m x 1.78m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a folding screen and a mixer tap shower attachment. Partially wet walled. Opaque double-glazed window to the side. Vinyl flooring.

GROUNDS

A timber decked area to the front with a wraparound glass balustrade provides an ideal spot to enjoy recreation time in the sun with family and friends, taking full advantage of those incredible uninterrupted sea views across the Firth of Forth. The addition of a timber gate to the side of the lodge not only allows access to the driveway but turns the decking into a secure space for children and pets. The property has a good-sized monobloc driveway to the side providing ample parking.

AGENTS NOTES

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

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.

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

