

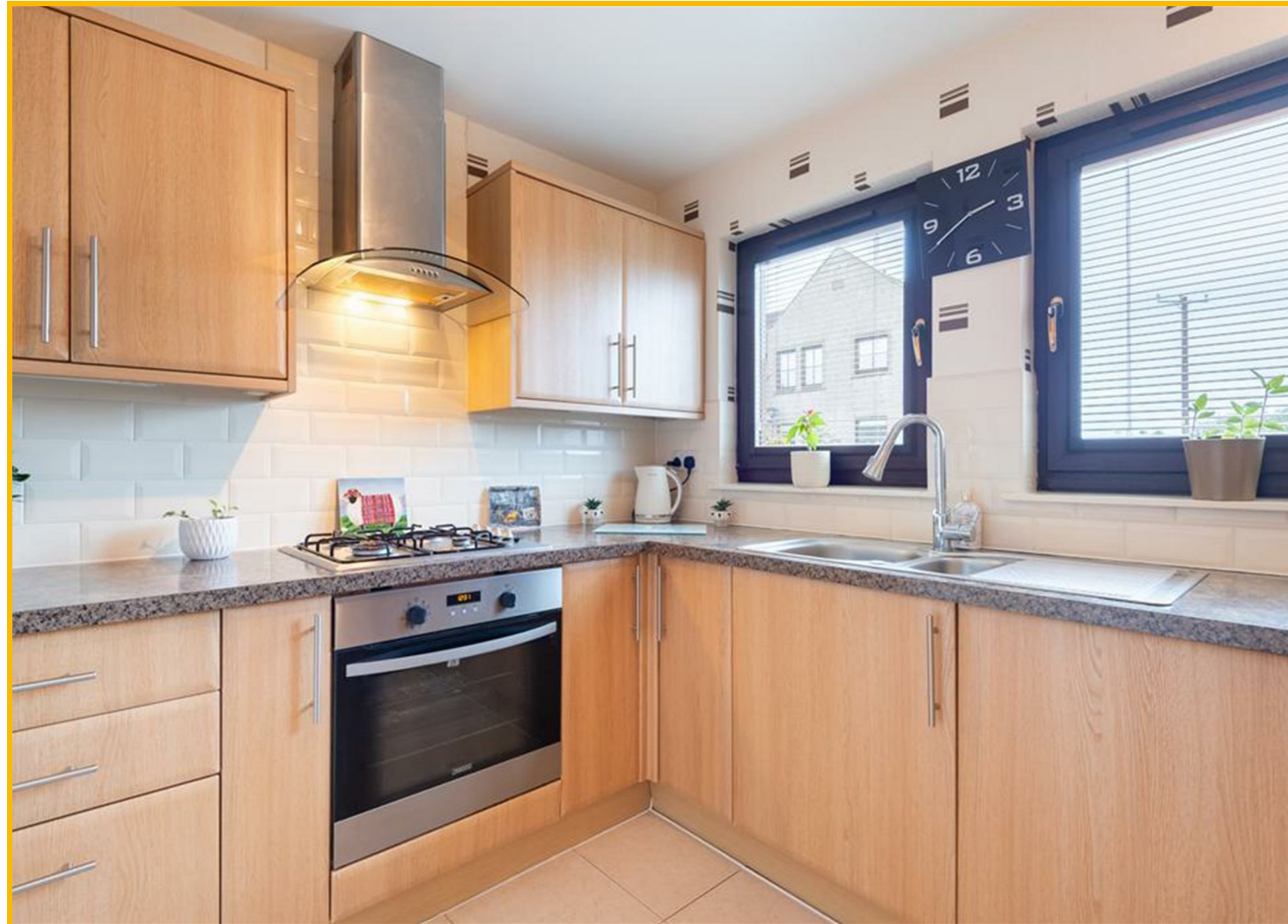


89 Pinkerton Road, Crail, Anstruther, KY10 3UB

Offers Over £310,000



RARELY AVAILABLE 3 Bedroom 2 Reception WELL PRESENTED Semi-Detached Family Home with UNINTERRUPTED SEA VIEWS in a quiet sought after Cul-de-sac offering Driveway, Garage and private landscaped Garden just a short walk to the beach, harbour and Fife Coastal Path. Accommodation: Hall, open plan dining/living room, conservatory, kitchen, 2 double bedrooms, 1 single bedroom, and a bathroom. DG. GCH. Garden. Garage and a Driveway. PERSONAL PROPERTY 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.

DINING/LIVING ROOM

17'5" x 17'2" (5.33m x 5.24m)

CONSERVATORY

14'7" x 8'11" (4.45m x 2.73m)

KITCHEN

10'3" x 7'9" (3.14m x 2.37m)

BEDROOM 1

12'1" x 9'1" (3.70m x 2.77m)

BEDROOM 2

11'1" x 10'0" (3.40m x 3.05m)

BEDROOM 3

9'0" x 7'9" (2.76m x 2.38m)

BATHROOM

6'9" x 6'1" (2.08m x 1.86m)

GARAGE

23'10" x 7'10" (7.28m x 2.39m)

GARDEN

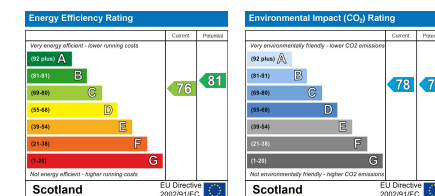
The front is low maintenance, laid with gravel to provide off-street parking with borders containing mature shrubs and plants with a paved path leading to the front door. The fully enclosed rear garden is mainly low maintenance laid with gravel and areas of patio which provides an ideal spot for garden furniture to relax and enjoy the stunning panoramic views over the Firth of Forth. Access to the garage via a timber door. Own private gate gives direct access to a recreational area, ideal for walking.

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.