

5 St. Andrews Road, Crail, Fife, KY10 3UQ

Offers Over £349,000

Fife Properties

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

Fife Properties

BEAUTIFULLY PRESENTED 3 Bedroom 3 Bathroom Townhouse RECENTLY RENOVATED to a high standard, offering spacious and CONTEMPORARY INTERIORS with an Open Plan dining kitchen, enclosed low maintenance garden and ample on street parking. This property is currently approved for serviced accommodation but would make an ideal family home in the heart of Crail with a short walk to the Harbour, Beach and Stunning Fife Coastal Path. Close to local shops, cafes and Primary School with secondary Education nearby in Anstruther (approx. 4.5miles) Accommodation: Vestibule, hall, living room, open plan dining kitchen, ground floor shower room, master bedroom with an ensuite shower room, 2 further bedrooms and a bathroom. DG. GCH. Garden. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.







LOCATION
Crail is a charming fishing village in the East Neuk of Fife with several local amenities and has mobile banking facilities, a pharmacy and convenience stores and is on a main bus route. 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, 2 superb golf courses 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. This is one of the most desirable places to live for those seeking the ultimate in lifestyle living.

DIRECTIONS
Please contact the selling agent direct.

VESTIBULE
6'3" x 5'6" (1.93m x 1.68m)
Accessed via a composite door with opaque double-glazed inlets leading into a spacious vestibule with ample space for storage furniture. Cornicing. Radiator. Karndean flooring. Opaque glazed timber door leads into the inner hall.

INNER HALL
Welcoming hallway with a stunning wooden staircase with an under-stair cupboard and an additional cupboard provide shelving/storage space. Radiator. Karndean flooring.

LIVING ROOM
15'10" x 10'11" (4.84m x 3.34m)
Bright and spacious living room with 2 double-glazed sash and case windows to the front. Stunning fireplace with an electric fire set on a marble hearth with a marble and plaster surround. Shelved alcove provides display storage space with a cupboard below. Cornicing. 2 radiators. Karndean flooring.

DINING KITCHEN
13'11" x 10'11" (4.25m x 3.33m)
Beautiful, fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, double oven, slimline dishwasher and a washer/dryer. Ample space for a freestanding fridge/freezer and dining furniture. Natural light is provided by a large skylight with the benefit of power allowing it to be opened in the warmer months. 2 radiators. Karndean flooring.

SHOWER ROOM
6'7" x 3'4" (2.02m x 1.03m)
Contemporary 3-piece suite comprising: WC, vanity wash hand basin and a wet walled shower enclosure with a thermostatic control shower and a pivot door. Heated towel rail. Karndean flooring.

1st FLOOR LANDING
Leads to 2 bedrooms and the family bathroom with a double-glazed sash and case windows to the rear. Stunning detailing on the wooden staircase leading to the master bedroom on the top floor. Radiator. Carpeted.

BEDROOM 2
10'8" x 8'8" (3.26m x 2.66m)
Bright double bedroom with double-glazed sash and case window to the front. Radiator. Carpeted.

BEDROOM 3
10'8" x 6'1" (3.26m x 1.86m)
Good-sized single bedroom with a traditional sash and case window to the rear. Cupboard provides hanging/storage space. Radiator. Carpeted.

BATHROOM
7'3" x 5'5" (2.21m x 1.67m)
Contemporary 3-piece suite comprising: W.C, wash-hand basin and bath with a thermostatic control shower above and a pivot screen. Opaque double-glazed sash and case window to the front. Partially wet walled. Radiator. Karndean flooring.

MASTER BEDROOM
13'1" x 9'4" (4.00m x 2.86m)
Bright double bedroom with a double-glazed sash and case window to the rear and a Velux window to the front providing ample natural light. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

EN-SUITE SHOWER ROOM
5'5" x 5'4" (1.66m x 1.63m)
Contemporary 3-piece suite comprising: W.C, wash hand basin and wet walled shower enclosure with an electric shower unit and a pivot door. Karndean flooring.

GARDEN GROUND
The property has an enclosed low maintenance garden laid with gravel and borders containing mature plants and shrubs. Ample space to add garden furniture to enjoy time in the sun entertaining family and friends. A footpath provides access to the stepped entrance with a feature wrought iron handrail. Hidden bin storage and additional outdoor metal storage unit.

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

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

Fife Properties

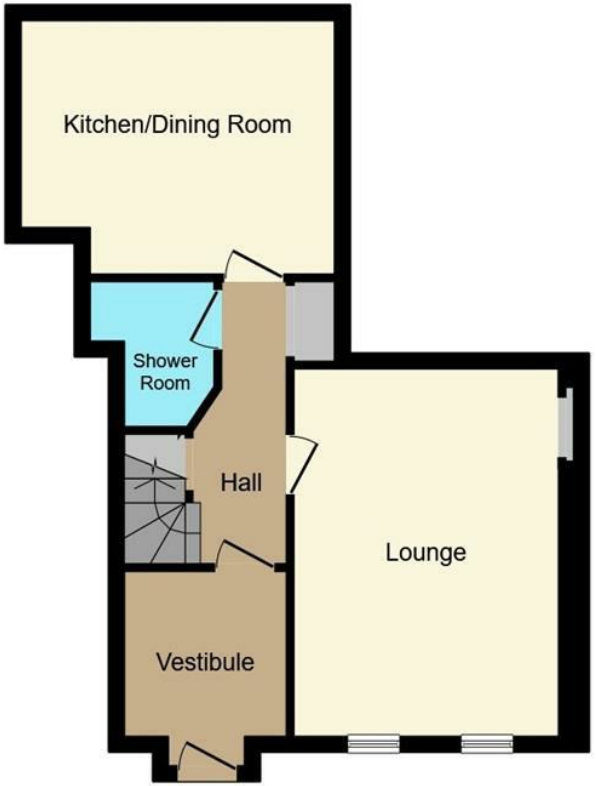

she sells sea - shells



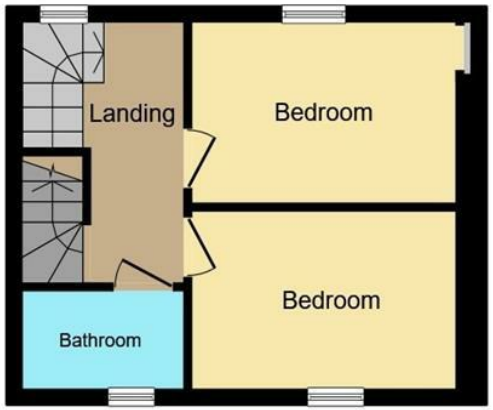

THIS MUST BE THE PLACE



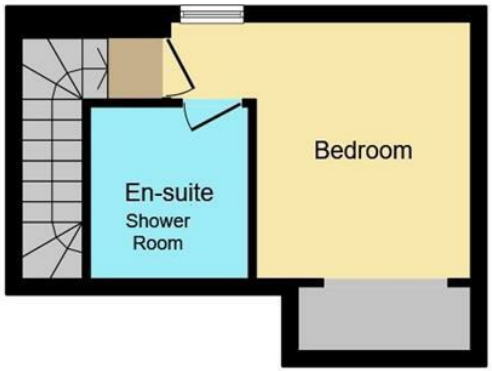




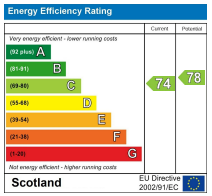
Ground Floor

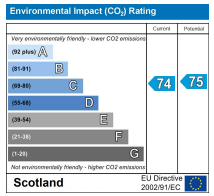


First Floor



Attic Floor





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

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

Fife Properties