



**Heather House Ribbonfield, Chance Inn, Crail, Anstruther, KY10 3XG**  
**Offers Over £595,000**

Stunning LUXURY 4 Bedroom 3 Bathroom Detached Villa FINISHED TO A HIGH STANDARD, located on a SUBSTANTIAL PLOT with AMAZING COUNTRYSIDE VIEWS. This could be the perfect family retreat located just outside Crail for access to shops, cafes, restaurants, the Fife Coastal Path, Beach, Harbour, Golf Courses and primary school with secondary schooling in nearby Anstruther. Accommodation: Hall, amazing open plan living room, dining room and kitchen, laundry room, master suite with dressing area and ensuite shower room, 3 further double bedrooms including an en suite shower room and a beautiful family bathroom. DG. Air Source Heat Pump. EV charge Point. Gardens. Driveway and a Detached Garage. 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.

## HALL

Access is via a double-glazed UPVC door leading into a spacious and welcoming hallway with 3 Velux roof windows providing natural light. 2 walk-in cupboards provide storage space. Under floor heating. LVT flooring.

## OPEN PLAN LIVING ROOM / DINING ROOM / KITCHEN

29'6" x 25'11" (9.00m x 7.90m)

Beautifully proportioned living space with a soaring pitched ceiling and elevated glazing with stunning countryside views, creating a sense of openness and understated luxury. The contemporary and quality German fitted kitchen comprises: Floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, oven, dishwasher and a fridge/freezer. Fixed breakfasting bar provides an additional dining space. Open plan to the living room and dining areas while still benefitting from the countryside views. Cupboard provides shelving/storage space. Under floor heating. Doorway to the laundry room. Double-glazed sliding patio doors to the side and rear gardens.

## LAUNDRY ROOM

9'5" x 4'11" (2.88m x 1.52m)

Convenient laundry room with floor standing units and a sink with space to add freestanding appliances below. Double-glazed UPVC door leads to the driveway. Under floor heating. Laminate flooring.

## MASTER BEDROOM SUITE

12'11" x 12'0" (3.94m x 3.66m)

Spacious double bedroom with a double-glazed window to the rear with a countryside view. Under floor heating. Carpeted. Walk-in dressing area leads to the ensuite shower room.

## DRESSING AREA

11'5" x 8'2" (3.50m x 2.50m)

Good-sized dressing area with a Velux roof window providing natural light. Under floor heating. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'1" x 5'3" (2.48m x 1.61m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Opaque double-glazed window to the front. Partially tiled. Underfloor heating and a vertical heated towel rail. Tiled flooring.

## BEDROOM 2

12'8" x 10'5" (3.87m x 3.18m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Under floor heating. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

10'5" x 4'4" (3.18m x 1.33m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Opaque double-glazed window to the front. Partially tiled. Under floor heating and a vertical heated towel rail. Tiled flooring.

## BEDROOM 3

14'7" x 12'8" (4.47m x 3.87m)

Further double bedroom with a double-glazed window to the rear with a countryside view. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Under floor heating. Laminate flooring.

## BEDROOM 4

14'7" x 12'9" (4.47m x 3.89m)

Double bedroom with a double-glazed window to the rear again

with a countryside view. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Underfloor heating. Laminate flooring.

## BATHROOM

10'4" x 5'10" (3.16m x 1.78m)

Beautiful 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a mixer tap shower attachment. Fixed shelving provides storage space. Opaque double-glazed window to the front. Partially tiled. Underfloor heating and a vertical heated towel rail. Tiled flooring.

## GARDEN

The property occupies an extensive plot with wrap around gardens. The driveway is stone based, with room for multiple vehicles and a detached garage. The gardens are mainly laid to lawn with established hedgerow in parts providing colour and a level of privacy. An area of timber decking provides an ideal space for garden furniture to relax in the sun, currently utilised for a hot tub. A paved patio accessed from the living area provides an additional spot to take in the views, spend time outdoors with family and friends in the sunshine. The exterior also benefits from outside lighting.

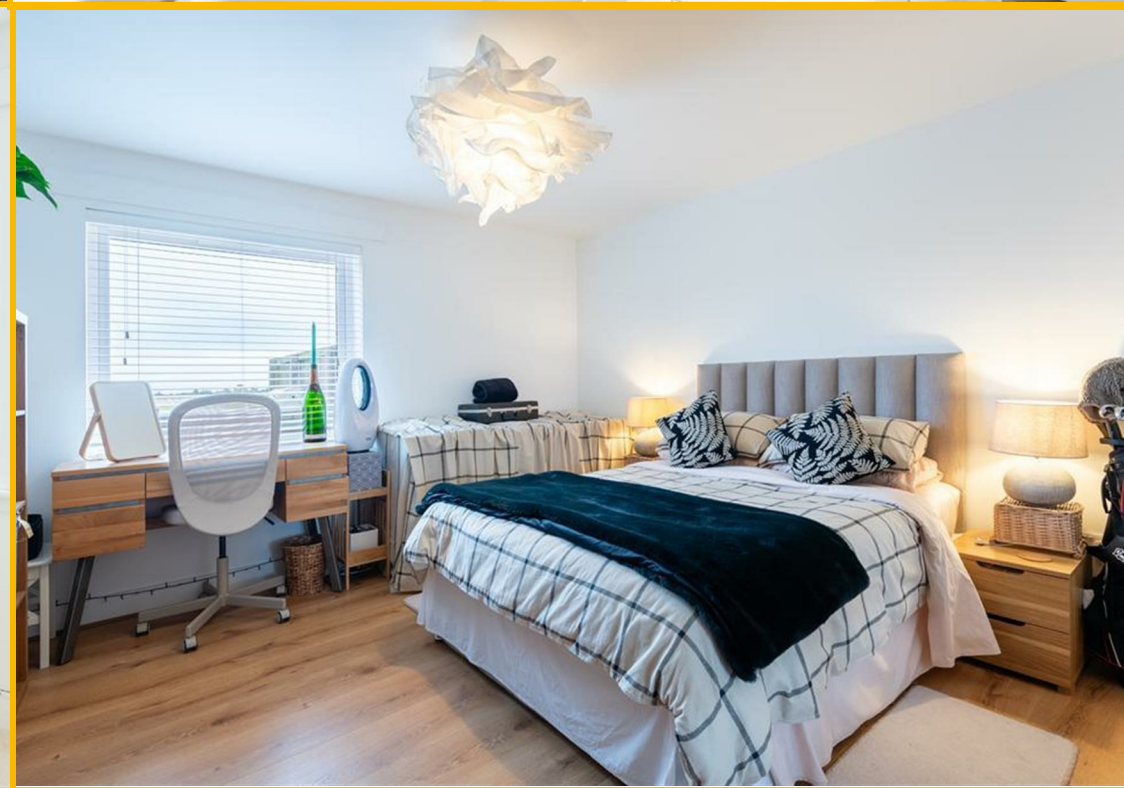
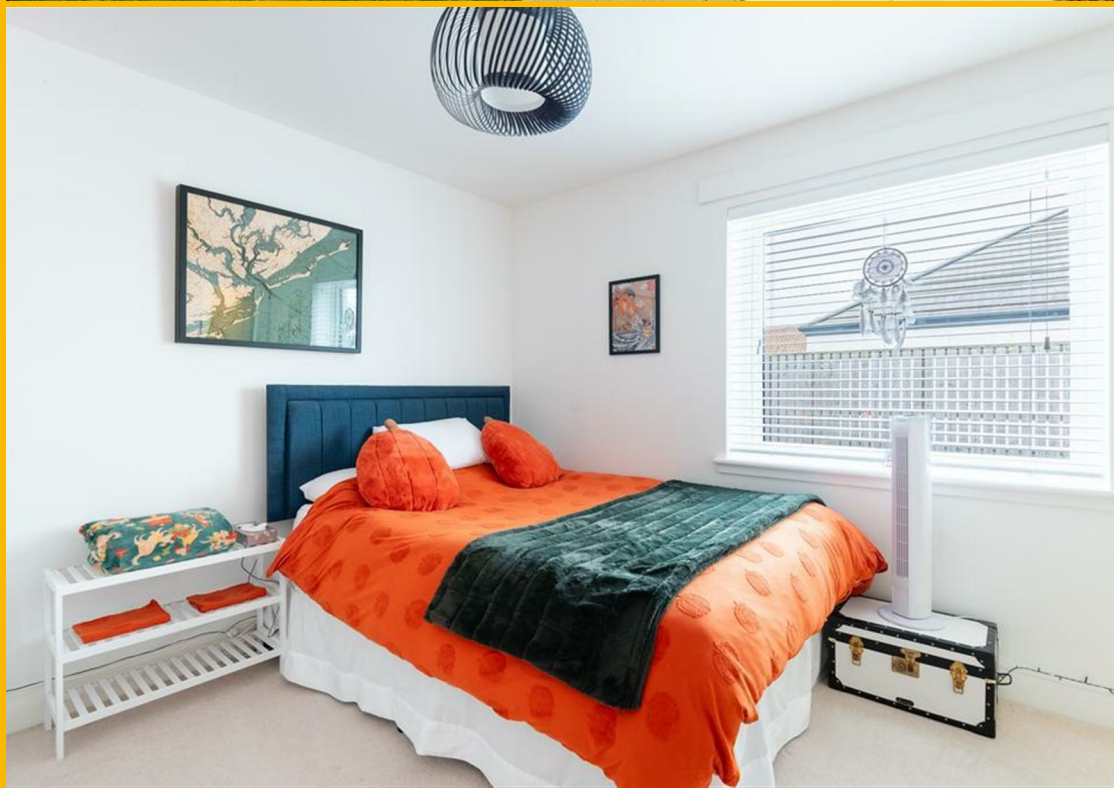
## GARAGE

17'5" x 11'8" (5.31m x 3.56m)

Detached garage accessed via an electric roller door provides secure parking with additional storage space. The heating and hot water system is housed within the garage, with the air source heat pump located externally. The garage is equipped with light and power with concrete flooring. A doorway to the rear provides access too.

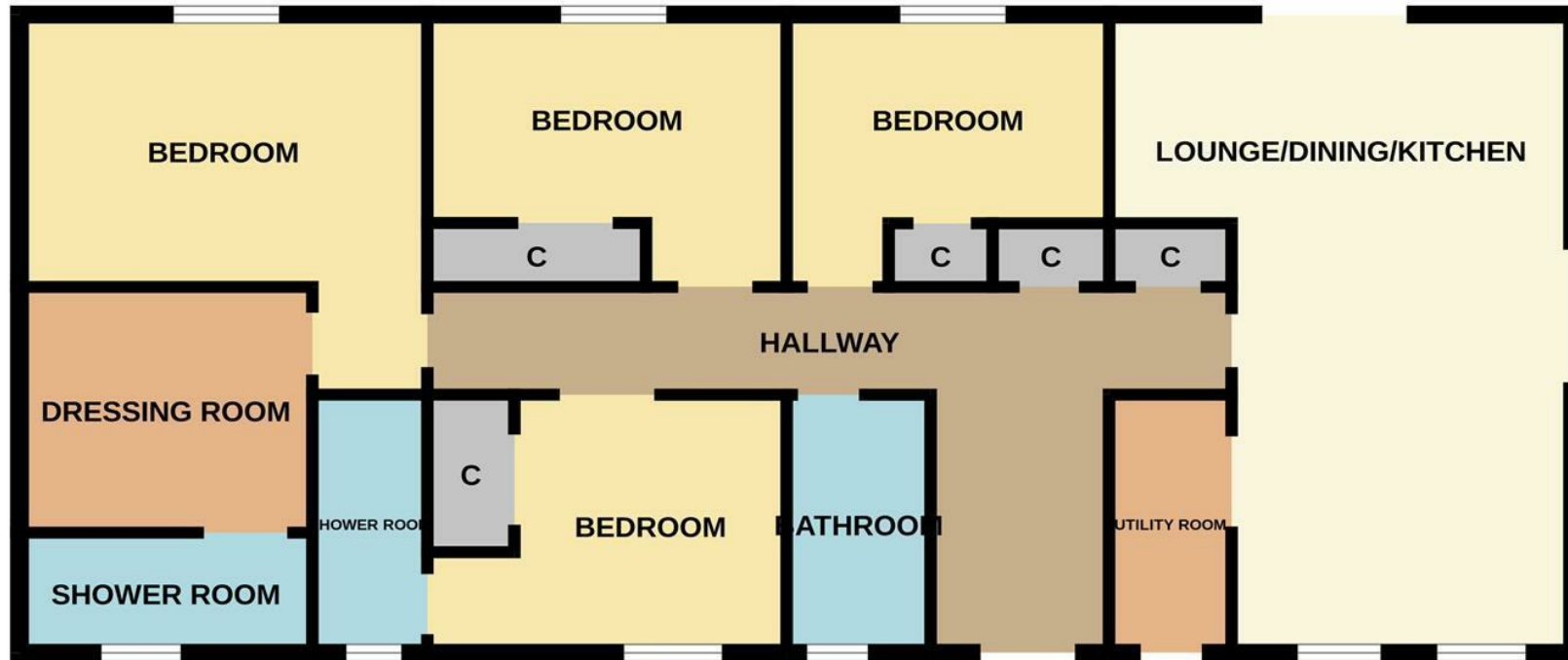
## AGENTS NOTES

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

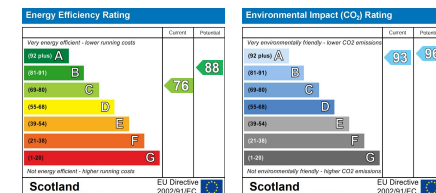




# GROUND FLOOR



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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