



1 Grassmiston Steading,
Crail KY10 3XQ

Offers Over £375,000

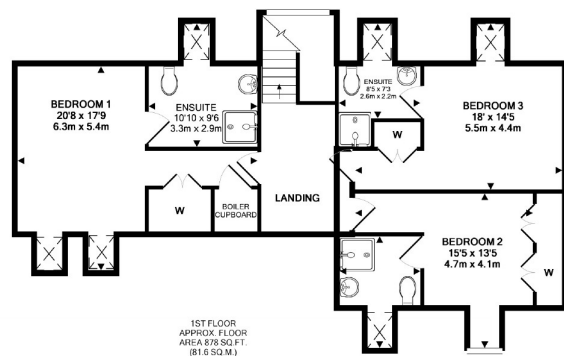
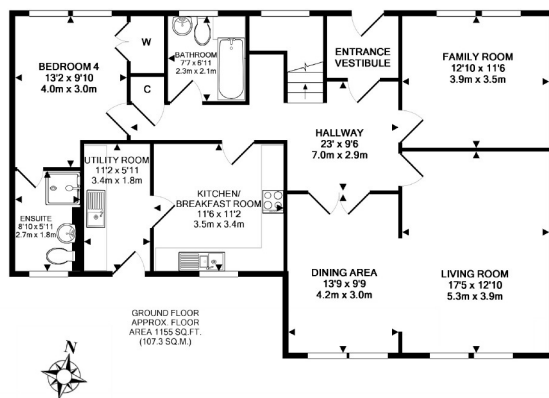
Beautifully presented link-detached villa within a luxury semi-rural development offering flexible and modern family accommodation. Entry via fully insulated front door with glazed inserts into convenient entrance vestibule. Generous L-shaped lounge / dining area with solid oak flooring and pleasant outlook over the rear garden. Bright family room located to the front of the property with solid oak flooring. Fully equipped dining kitchen with modern base and wall mounted units, integral Neff electric oven, grill, hob and hood, dishwasher, fridge and freezer. Contemporary ceramic tiles to splashback and tiled flooring. Direct access to utility room. Double bedroom with fitted wardrobe and en-suite shower comprising WHB, WC, heated towel rail and shaver point. Modern tiling to walls and floor. Family bathroom featuring WHB, WC, and bath with over-bath shower. White suite. Open wooden balustrade to upper level with stunning floor to ceiling feature window which gives a pleasant vista of the courtyard to the front. Bedroom one is reached via a private inner hallway with fitted wardrobe. The bedroom itself is spacious and bright with an en-suite shower room and breath-taking views over the surrounding countryside towards the Firth of Forth. The two additional double bedrooms on this level, one to the front and one to the rear, also benefit from en-suite shower facilities with bedroom two enjoying a similar view to bedroom one. To the front of the property there is a well-maintained courtyard which gives uninterrupted views towards the Bay. This area is mainly chipped with manicured sections of lawn and paved access to each property within the development. EPC: C

- Linked Villa
- Living Room
- Family Room
- Dining Room
- Kitchen & Utility
- 4 Bedrooms
- 4 En Suite Shower Rooms
- Bathroom



1 Grassmiston Steading, Crail KY10 3XQ





TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (188.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

Made with Metropix C2017

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews