



3 Shoregate, Crail, Fife, KY10 3ST

Charming traditional cottage in the centre of Crail and just a few hundred yards from picturesque harbour. Surprisingly spacious accommodation on two levels. Dining kitchen with retro 'Amtico' flooring. Living room with snug and feature fireplace. Shower room and large under stair cupboard. The integral garage has an exposed stone wall and double doors to the lane to the rear of the property. This area also has space for a bench, pots and bins etc so whilst it is not a garden there is still useable outdoor space. The first floor has storage cupboards, bedroom one with fitted low cupboards, feature stone wall with feature lighting and velux window. The second bedroom also has a feature stone wall with lighting, fitted cupboards and velux window. The bathroom has a coloured suite of recessed bath, wash hand basin and WC. Separate stair case access to the study or third bedroom with stone wall and velux window. The property benefits from gas central heating and a mixture of sash and case windows and double glazed velux window.

The historic fishing village of Crail, with its picturesque harbour and local museum, has many attractions right on its doorstep. With beautiful beaches and an array of fine dining, shopping and historic attractions plus 7 championship golf courses within a ten mile radius. The historic University town of St Andrews with its excellent local amenities including the world famous Old Course golf course is 10 miles away.

- Close to Harbour and amenities
- Living room with Snug
- Dining Kitchen
- Feature Stone Walls
- Two Double Bedrooms
- Study or Bedroom 3
- Bathroom
- Shower room
- Integral Garage
- Patio
- Gas Central Heating
- Some DG
- EPC Rating E



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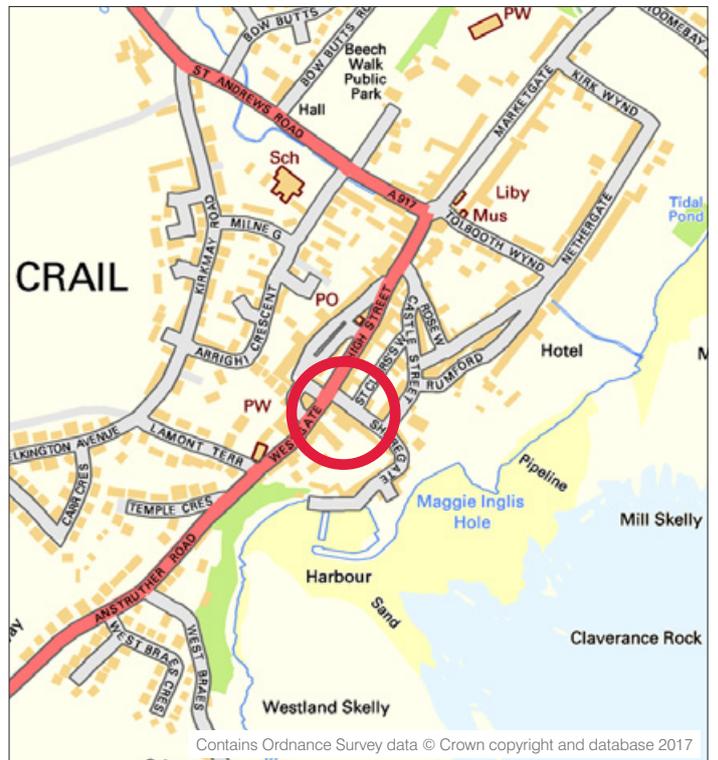


Room Dimensions

Living Room	17'0 x 12'10	(5.18m x 3.91m)
Dining Kitchen	17'7 x 12'0	(5.36m x 3.66m)
Bedroom 1	13'0 x 10'2	(3.96m x 3.10m)
Bedroom 2	13'1 x 8'9	(3.99m x 2.67m)
Study	15'4 x 10'8	(4.67m x 3.25m)
Bathroom	8'0 x 4'5	(2.44m x 1.35m)
Shower room	9'1 x 2'8	(2.77m x 0.81m)
Integral garage	15'1 x 10'8	(4.60m x 3.25m)



Ground Floor



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Attic Floor

Illustrative only. Not to scale.

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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.

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