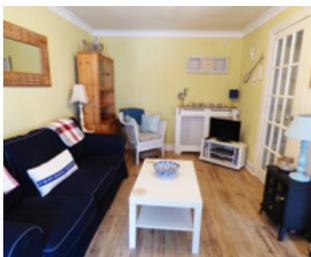


# Thorntons

9 Westgate North, Crail,  
KY10 3RE

Offers Over £155,000



This is a highly desirable 200 year old semi detached cottage affording comfortable, easily managed accommodation on two levels situated in the heart of the beautiful conservation village of Crail. 9 Westgate is located just a few minutes walk from shops and local amenities and a stones throw from the beach and historic harbour.

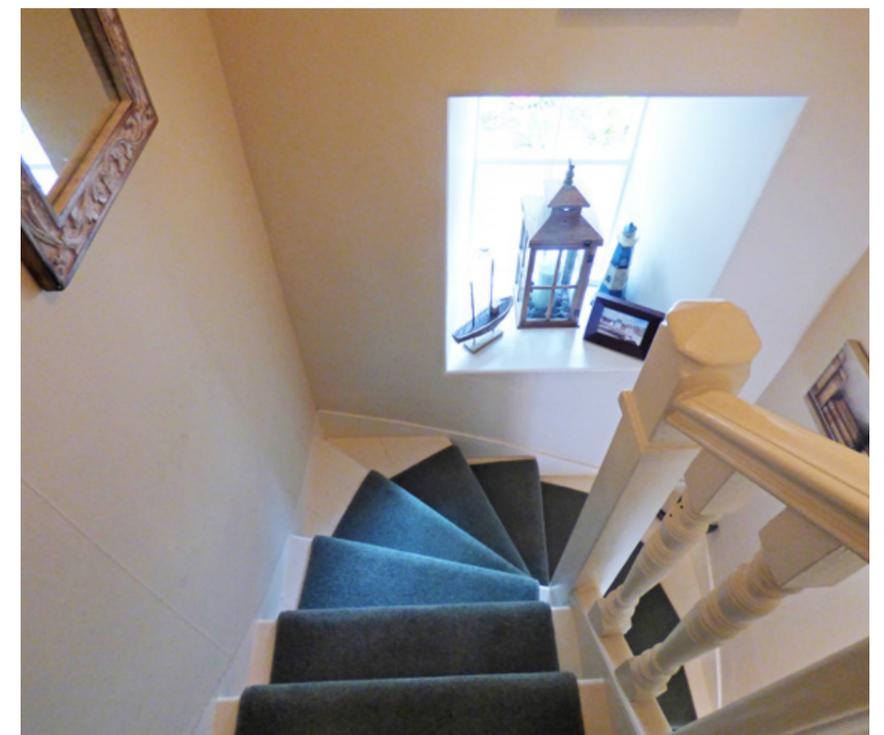
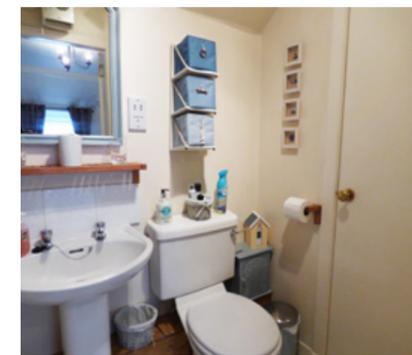
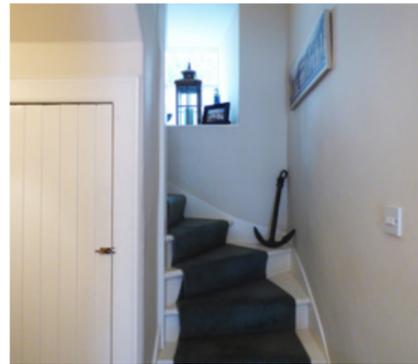
This tastefully decorated cottage is presented in fine order with carpets and floor coverings included. The accommodation comprises, entrance vestibule leading through a glazed door to a tiled floor hallway, downstairs cloakroom w/c, understair storage cupboard and open plan L shaped living/dining/ kitchen area which has two well positioned sash and case windows with endearing seats below. The kitchen is fully fitted with white cottage style wall and base units, stainless steel sink and granite effect work tops, dishwasher, washer dryer and fridge. A left turn stairway leads to two double bedrooms, walk in storage cupboard and fully tiled shower room with wash hand basin and electric shower. The master bedroom has an en suite bathroom with walk-in airing cupboard and velux roof window.

A particular useful feature to the west side of the property is a pend/ store offering excellent storage for bikes, golf clubs etc. Complete with water, electricity and drainage. This property currently used as a second home/holiday property.

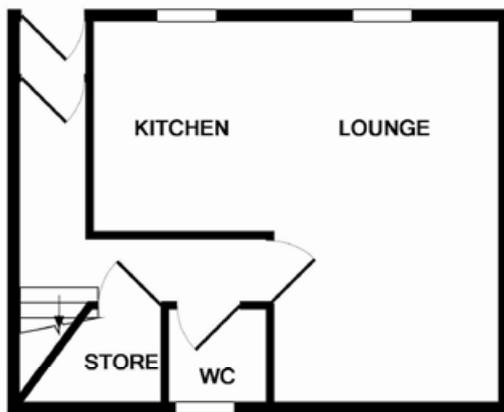
## 9 Westgate North, Crail, KY10 3RE

### Room Dimensions

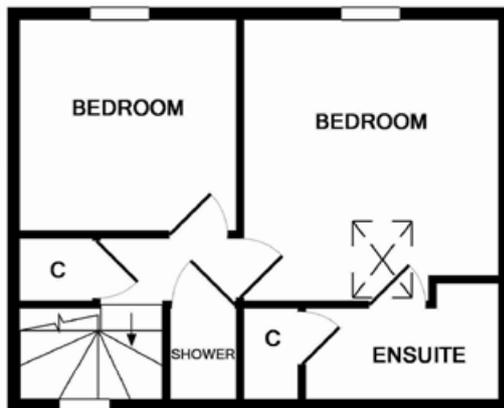
Open Plan Sitting/Dining/ Kitchen	4.82m x 4.67m	15'10" x 15'4"
Bedroom	1 3.60m x 2.12m	11'10" x 6'11"
En Suite Bathroom	2.28m x 1.49m	7'6" x 4'11"
Bedroom 2	2.79m x 2.66m	9'2" x 8'9"
Shower Room	1.22m x 0.92m	4'0" x 3'0"
Cloakroom	1.47m x 0.94m	4'10" x 3'1"



9 Westgate North, Crail, KY10 3RE



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 60.5 SQ.M. (651 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2015

# Thorntons

Anstruther: 1 St. Andrews Road, Anstruther, Fife KY10 3HA  
Tel 01333 310481 Fax 01334 476366  
E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk  
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk  
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk  
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk  
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk  
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk  
St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

[thorntons-property.co.uk](http://thorntons-property.co.uk)



1 Public



2 Bed



3 Bath



EPC Rating



Thorntons is a trading name of Thorntons Law 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.