



Modern spacious mid-terrace house in the conservation village of Crail. Conveniently located for the coastal paths, sea views, beaches, historic harbour and all of Crail's amenities including Mobile Post Office, Mobile Bank, Primary School, 2 convenience stores a wide range of independent shops and eateries. Hourly bus service to St Andrews and other areas. Crail Golfing Society with two fantastic 18 hole courses.

The nearby towns of Anstruther with Medical Centre and Secondary School and university town of St Andrews, which provides more comprehensive leisure activities, famous championship golf courses, shopping, hotels, restaurants, cultural facilities and supermarkets including Aldi, M & S Food Hall and Morrisons.

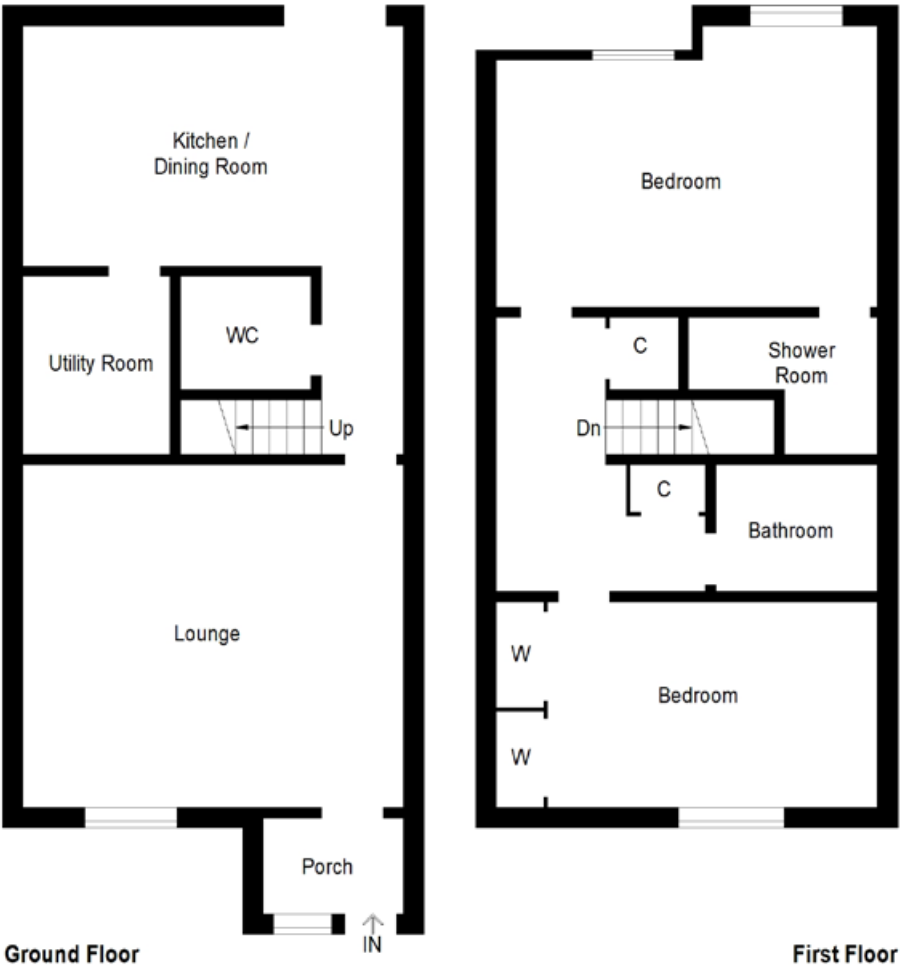
The beautifully presented accommodation comprises; Vestibule leading to living room, downstairs WC and dining kitchen, with utility room off, French doors lead to the enclosed gravelled garden with decking area, new shed, retractable double washing lines and outside tap. The first floor has the master bedroom, with double fitted wardrobes and en-suite with power shower, hall landing with large cupboard, and further double bedroom with double fitted wardrobes. Three piece family bathroom power shower over bath. Large attic with access ladder.

Double-glazed throughout, high levels of insulation and gas central heating powered by new Worcester Bosch boiler installed March 2018 with 10 year full parts and labour guarantee.



Room Dimensions

Vestibule	7'0 x 4'9	(2.13m x 1.45m)
Living Room	16'7 x 16'3	(5.05m x 4.95m)
Dining Kitchen	16'8 x 11'8	(5.08m x 3.56m)
Utility	8'6 x 5'7	(2.59m x 1.70m)
WC	6'3 x 4'11	(1.91m x 1.50m)
Master Bedroom	16'2 x 12'2	(4.93m x 3.71m)
En Suite	8'0 x 5'1	(2.44m x 1.55m)
Bedroom 2	14'2 x 10'0	(4.32m x 3.05m)
Bathroom	7'11 x 5'8	(2.41m x 1.73m)





Thorntons

Let's get a move on!

Anstruther: 5a Shore Street, Anstruther, Fife, KY10 3EA
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

Edinburgh: Tel 0131 2258705 E: edinburgh@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400 E: kirkcaldy@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

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1 Public



Residents Parking



2 Bed



EPC Rating



2 Bath



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.