



ROLLOS

94 SAUCHOPE LINKS HOLIDAY PARK

CRAIL KY10 3XJ

- Wonderfully Situated Park Lodge
 - Panoramic Sea Views
 - Sought after Location
 - Lounge with French Doors
- Dining Kitchen with French Doors
 - Inner Hall
 - Shower room
 - Three Bedroom
- Bathroom
 - Gas Fired Central Heating
 - Double Glazing
 - Patio and Parking Space

This superb park lodge enjoys a wonderful location literally only yards from the shore with stunning uninterrupted sea views. It offers surprisingly spacious accommodation which is in good order and benefits from gas fired central heating backed up with sealed unit double glazing. Both the lounge and the dining room, which are on the front of the property, have French doors with adjacent glazed screens, meaning the whole front of the lodge is glass to make the most of the wonderful views. There is a well fitted dining kitchen, a good sized lounge with fire place and side facing windows as well as the French doors. An inner hall gives access to all three bedrooms, the shower room and the bathroom. The bathroom has doors both to the hall and to the main bedroom so that it may be used as an en-suite. The main bedroom has side facing window and a range of built in furniture including shelving, bed side tables, overbed storage cupboards, wardrobes and dressing table. Bedroom two is also a double bedroom with a rear-facing window. It is equipped with two double wardrobes, two single wardrobes, a dressing table and cupboards. The third bedroom is on the side of the property and also has built in cupboards. Outside is a paved patio and to the rear parking space for 2 cars. There is also an external storage chest. The lease on the sight has 21 years to run and the annual rent together with site maintenance etc is £3400. The site has extremely good facilities including a heated outdoor swimming pool, recreation room with pool table etc, washing and laundrette facilities and an on site shop. The lovely village of Crail with its famous harbour, beaches, shops etc is nearby and the property is only 10 miles from the medieval university town of St Andrews with its world famous golf courses, fine shops, restaurants and theatre.

ROOM SIZES	
Lounge	5.61M x 3.75M (18'5" x 12'4")
Kitchen/Dining Room	5.58M x 2.20M (18'4" x 7'3")
Shower Room	1.92M x 0.72M (6'4" x 2'4")
Bathroom	2.32M x 2.11M (7'7" x 6'11")
Bedroom 1	3.55M x 2.92M (11'8" x 9'7")
Bedroom 2	3.55M x 2.92M (11'8" x 9'7")
Bedroom 3	1.93M x 2.92M (6'4" x 9'7")

INCLUDED

Carpets and Floor Coverings
Dining Table and Chairs plus other basic furnishings

SERVICES

Gas from a Communal Storage Facility
Water
Drainage
Electricity

VIEWING

By Appointment Through Our St Andrews Office
Telephone
01334 477700

COUNCIL TAX BAND N/A

EPC RATING N/A





ROLLOS

solicitors & estate agents

We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.
Contact our Property Department at any of our offices.

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