



**ROLLOS**

**7 COASTGUARD COTTAGES  
FIFE NESS  
CRAIL KY10 3XN**

## 7 COASTGUARD COTTAGES, FIFE NESS, CRAIL, KY10 3XN

OFFERS OVER £375,000

- Superb Detached Villa
- Stunning secluded location
- Outstanding, uninterrupted sea views
- Kitchen & open plan dining room
- Lounge/Dining Room, Office
- Shower Room, Bathroom
- Cloakroom/WC
- Three Double Bedrooms
- Oil Fired Central Heating
- Double Glazing
- Wonderful Gardens with sea views
- Garage & 2 parking spaces

This wonderful seaside cottage is superbly positioned on the most easterly point of Fife, set within lovely garden grounds and surrounded by stunning sea views and beautiful golf courses. It has direct access to the famous Fife coastal path and is only 2 miles from Crail with its lovely harbour, beaches, pubs and shops. Stylishly decorated and presented in excellent decorative order, Number 7 is a delightful house nestled at the end of a private road. It benefits from oil fired central heating backed up with two wood burning stoves and double glazing throughout.

The ground floor accommodation comprises spacious rooms with a bright, open plan feel. The large well fitted kitchen opens up into a dining area with wood burning stove, and double doors then lead to the extensive lounge and dining room. This lovely room has large picture windows along the full front of the house, offering outstanding uninterrupted sea views. The lounge opens to a further public room, currently utilised as an office, but which could be suitable for a variety of uses. It also has a wood burning stove. Also on the ground floor is a bathroom with utility cupboard, and cloakroom/WC.

On the upper floor are found the three generous bedrooms all enjoying views of either the sea or the golf course. The recently modernised shower room features a unique walk in shower, wc and wash hand basin.

The house stands in large garden grounds. To the rear is a very private, fully enclosed garden, with two areas of patio, and lawn, all surrounded by mature bushes and flower beds. The area of garden to the south side of the property features a large vegetable patch, summer house and storage shed. The front garden has the stunning sea views, with areas of lawn shrubberies, rockeries and patio, the better to enjoy the fabulous vista.

There is a garage located nearby with 2 parking spaces in front.

### DIRECTIONS

On entering Crail from the St Andrews direction, turn left at the roundabout on to Marketgate. Continue on this road out of Crail, following signs for the Crail Golf Club. Turn right at Craighead farm and then veer left following the tarmac road across the golf course. Follow the road round, past the holiday park on the right until the old coast guard station is reached. Parking is by the garages and Number 7 is the last house in the row.

### LOCATION

Crail is the most easterly, and arguably the most attractive, of the string of picturesque fishing villages on the North East Fife coastline. It is famous for its unique and lovely architecture. Its harled cottages with crow stepped gables and pantiled roofs cluster around the ancient harbour which is reputed to be the most painted harbour in the world! Crail enjoys a pleasant holiday atmosphere, especially in the summer months when it welcomes visitors from all over the world.

It has excellent local amenities including shops, hotels, primary school and library. There are two beaches and a beautiful 11th century church.

Crail Golf Club is the 7th oldest golf club in the world and features two outstanding Links courses. Its clubhouse is perched high above the lovely Balcomie Course, with 270 degree views of the sea

The beautiful town of St Andrews is about 9 miles away and offers first class facilities including the world famous golf courses, shops and restaurants.

Dundee is just over 20 miles away and Edinburgh 55.

There are airports at both Edinburgh and Dundee and a main line railway station at Leuchars 16 miles away.



## ROOM SIZES

Lounge/Dining Room	7.44M x 2.84M (24'5" x 9'4")
Dining Area	3.30M x 3.68M (10'10" x 12'1")
Office	4.39M x 3.02M (14'5" x 9'11")
Kitchen	4.27M x 2.84M (14'0" x 9'4")
Bathroom	3.28M x 2.62M (10'9" x 8'7")
Cloakroom/WC	1.78M x 0.94M (5'10" x 3'1")
Bedroom One	3.86M x 3.33M (12'8" x 10'11")
Bedroom Two	3.81M x 3.15M (12'6" x 10'4")
Bedroom Three	2.95M x 2.90M (9'8" x 9'6")
Shower Room (at widest points)	3.30M x 1.52M (10'10" x 5'0")





## INCLUDED

All carpets and floor coverings  
All integrated appliances

## SERVICES

Oil  
Water  
Drainage to a septic tank  
Electricity

## VIEWING

By Appointment Through Our St Andrews Office Telephone  
01334 477700

## COUNCIL TAX BAND E

## EPC RATING E

**FLOOR AREA 127sq m**





## Ground Floor demonstrative only



## First Floor demonstrative only



# 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.

67 Crossgate, Cupar, Fife KY15 5AS  
Tel: 01334 654081 Fax: 01334 656350  
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD  
Tel: 01337 828775 Fax: 01337 827102  
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX  
Tel: 01334 477700 Fax: 01334 478282  
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA  
Tel: 01592 759414 Fax: 01592 754530  
e-mail: glenrothes@rollos.co.uk

Web site: [www.rollos.co.uk](http://www.rollos.co.uk)

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