



Selcraig Gardens, 7 Tolbooth Wynd

| Crail | KY10 3UA

**Thorntons**   
*Let's get a move on!*





Historic former coach house on the mail route to Leven. Centrally located close to excellent local amenities including picturesque harbour. Lovely walled south facing garden with a wide mix of planting for year round interest. Off street parking.

This handsome traditional home benefits from a spacious entrance sun porch, hall, living room, dining kitchen and bathroom. The first floor has a lovely bright bedroom with dual aspect, second bedroom with a view to Nethergate and third bedroom with a dressing room off. The dressing room could be converted to an en-suite subject to the normal planning permission authorities.



The property has been a fine family home for the last 50 years and offers flexibility with further development potential depending on the purchasers needs. The outhouses in the garden were historically used by the post men and international flags were flown at the gate to mark various events. The beautiful mature walled garden has a paved area large enough for seating plus off street parking for several vehicles. There are traditional dry stone walls, mature flower beds, a lawn and pond. As it is south facing it is sheltered and a real suntrap. EPC D.

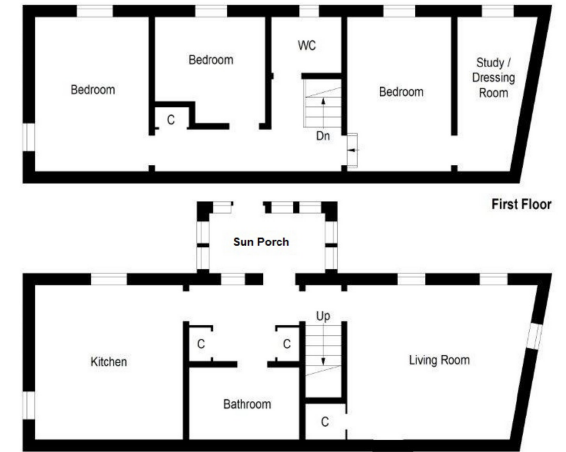
The historic fishing village of Crail, with its picturesque harbour and local museum, also boasts beautiful beaches and an array of fine dining, shopping and historic attractions, plus 7 championship golf courses within a ten mile radius. The historic University town of St Andrews, with it's excellent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





- Traditional Former Coach House
- Walled Garden
- Centrally Located
- Spacious Adaptable Accommodation
- Living Room
- Dining Kitchen
- Sun Porch
- Three Bedrooms
- Dressing Room
- Bathroom

Living Room	19'2 x 15'2 5.84m x 4.62m
Kitchen Dining	15'0 x 11'1 4.57m x 3.38m
Sun Porch	17'8 x 13'3 5.38m x 4.04m
Bedroom	15'5 x 8'9 4.70m x 2.67m
Bedroom	11'8 x 10'0 3.56m x 3.05m
Bedroom	15'1 x 11'7 4.60m x 3.53m
Bathroom	10'9 x 7'0 3.28m x 2.13m
Dressing Room/Bedroom	15'6 x 8'7 4.72m x 2.62m
WC	6'4 x 3'4 1.93m x 1.02m



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID461808 / Ref:66650)

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