



**ROLLOS**

**13 WEST BRAES CRESCENT**

**CRAIL KY10 3SY**

- Semi-detached villa
  - Superb location in quiet cul-de-sac
  - Sea views from upstairs
- Lounge/ dining room
  - Kitchen
  - Three bedrooms
- Bathroom, En-suite w.c
  - Gas fired central heating, Double & single glazing
  - Driveway, Garage

This spacious semi-detached chalet bungalow is positioned in an excellent location within a quiet residential cul-de-sac with almost no passing traffic. There is easy access to the local amenities of Crail including shops, restaurants, beaches, harbour, golf courses etc and to the Fife Coastal Path which runs only meters from the house. Crail is a delightful village, one of a string of pretty fishing villages in the East Neuk and is within easy commuting distance of other centres including St Andrews with its university, golf courses, shops, restaurants etc.

Number 13 is a spacious, extended semi-detached villa which comes to the market in need of some modernisation and therefore offers a fantastic opportunity to add value and put one's own stamp on the property. It benefits from gas fired central heating backed up double and single glazing throughout.

The front door opens into a spacious hall from where a wooden door opens to the lounge. This is a long room with windows to the front and an area suitable for a dining table to the rear. From here a door opens to a rear hall which gives access to the downstairs bedroom to the rear of the property and to the galley kitchen which is fitted with wall and floor units and freestanding appliances which will be included, it has a side door to the driveway and a rear door to the private and enclosed garden. Also at ground floor level is the bathroom, accessed from the hallway. This is equipped with a three piece suite comprising bath, sink and WC.

Stairs rise to the first floor level where the two further bedrooms are found. Bedroom one is to the front of the property. This is a very large room with a wall of double wardrobes, built in to provide plenty of storage. This room enjoys views, through the neighbouring buildings, to the sea. Bedroom two is to the rear of the property and is a smaller room but still with fitted wardrobes, and an en-suite WC with sink situated in the bedroom. The property is well provided with storage, having, in addition to the fitted wardrobes in the bedrooms, a cupboard on the landing and a further cupboard downstairs in the rear hall. There is a loft with access via a hatch with Ramsay ladder from bedroom 1.

The property enjoys good sized gardens which have been well maintained. To the front it is laid out chiefly with stone chips for ease of maintenance and is decorated with colourful, well stocked raised borders. A driveway leads from the street past the front garden and the house to the garage which is positioned to the side and rear of the property and fitted with an up and over door. The rear garden is small but very pretty with well stocked flower beds and rockeries. The garden shed will be included. From the rear garden there is a pedestrian door which gives access to the garage.

|            |                                |  |  |
|------------|--------------------------------|--|--|
| ROOM SIZES |                                | INCLUDED   | VIEWING                                      |
| Lounge     | 3.64m x 7.83m (11'11" x 25'8") | All carpets and floor coverings                      | By Appointment Through Our St Andrews Office |
| Kitchen    | 1.90m x 6.53m (6'3" x 21'5")   | Curtains and blinds                                  | Telephone                                    |
| Bedroom 3  | 3.56m x 3.58m (11'8" x 11'9")  | White goods  | 01334 477700                                 |
| Bathroom   | 2.01m x 2.10m (6'7" x 6'11")   | Items of furniture available by separate negotiation | COUNCIL TAX BAND E                           |
| Bedroom 1  | 4.73m x 3.57m (15'6" x 11'9")  |  | EPC RATING D                                 |
| Bedroom 2  | 3.03m x 2.96m (9'11" x 9'9")   | SERVICES   | FLOOR AREA 101sq m                           |
|            |                                | Gas  |  |
|            |                                | Water  |  |
|            |                                | Electricity  |  |
|            |                                | Drainage   |  |







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)

24 hour answering service at all our offices

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.

Rollos is a trading name of Rollos Law LLP, registered No: SO304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

