



ROLLOS

LINEYARDS, ST ANDREWS ROAD

CRAIL KY10 3UL

- Detached bungalow
 - Lovely location on edge of village
 - Countryside outlooks to rear
 - Deceptively spacious
 - Easy access to amenities
- Hall, Dining kitchen
 - Lounge
 - Master bedroom with en-suite
 - Second double bedroom
 - Bathroom
- Attic rooms
 - Gas fired central heating
 - Sealed unit double glazing
 - Garden
 - Driveway, Garage

Lineyards is a lovely detached bungalow in an enviable position on the outskirts of the popular village of Crail, with pleasant rural outlooks to the rear and yet within an easy walk of all local amenities including primary school, shops, restaurants, cafes and of course with easy access to the harbour, beaches and golf courses. The property is deceptively spacious, being far more spacious than would appear from the front and has potential for development into the roof to create further living accommodation from the attic rooms which have already been partially developed. It benefits from gas fired central heating backed up with sealed unit double glazing throughout. The property sits nestled in a private garden and the main door is to the side of the building. It opens in through a vestibule where there is a double wardrobe to provide hanging space for coats etc and a glazed door opens into the dining kitchen. This is a spacious room to the rear of the property with views to the garden and fields beyond, and here is ample room for a dining suit in addition to the well fitted kitchen which has an abundance of wall and floor units, an integrated oven and hob and an extra counter which divides the kitchen area from the dining area. The lounge is also to the rear of the property which is a spacious room with large patio doors giving access directly to the garden. It too enjoys views to the countryside and there is a living flame gas fire. The two bedrooms are both good size double rooms, both fitted with double wardrobes with mirror fronted sliding doors. The master bedroom benefits from an en-suite shower room with a large shower cubicle, w,c and sink. The shower room would benefit from some minor cosmetic works to complete a refurbishment. The bathroom is equipped with a three piece white suite comprising bath with over bath electric shower, a w.c and sink with vanity units below. It is tiled to the floor and there are wet wall panels to the walls. From the master bedroom a loft hatch opens with a fitted wooden ladder which gives access to the loft space. The attic has been partially developed to create three rooms with heating, lighting and windows. This offers potential for a full conversion to create further bedrooms, bathrooms etc subject to the necessary permissions. The property has very pretty gardens of a manageable size. There is a patio to the side of the house which provides a lovely seating area, and to the rear there is a pond, well stocked flower beds, and a greenhouse which will be included in the sale. The garden enjoys lovely country outlooks. To the front, the property has a driveway providing parking, and which leads to the timber garage.

ROOM SIZES

Kitchen	5.99m x 4.71m (19'8" x 15'5")
Lounge	4.88m x 4.32m (16'0" x 14'2")
Master Bedroom	3.58m x 3.68m (11'9" x 12'1")
Bedroom 2	2.77m x 3.93m (9'1" x 12'11")
Bathroom	2.64m x 1.87m (8'8" x 6'2")

INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated oven and hob

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone
01334 477700

COUNCIL TAX BAND D

EPC RATING D

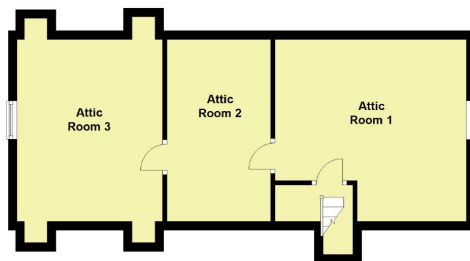
FLOOR AREA 94sq m



Ground Floor, demonstrative only



First Floor, demonstrative only



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