



15 West Braes Crescent, Crail, KY10 3SY
Offers over £175,000



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OFFERS OVER
£175,000

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

No 15 comes to the market in good decorative order and though may benefit from modernisation in some areas, has been kept in good condition and already benefits from the provision of a shower room installation. All windows are double glazed and there is gas fired central heating from a new boiler fitted only 18 months ago.

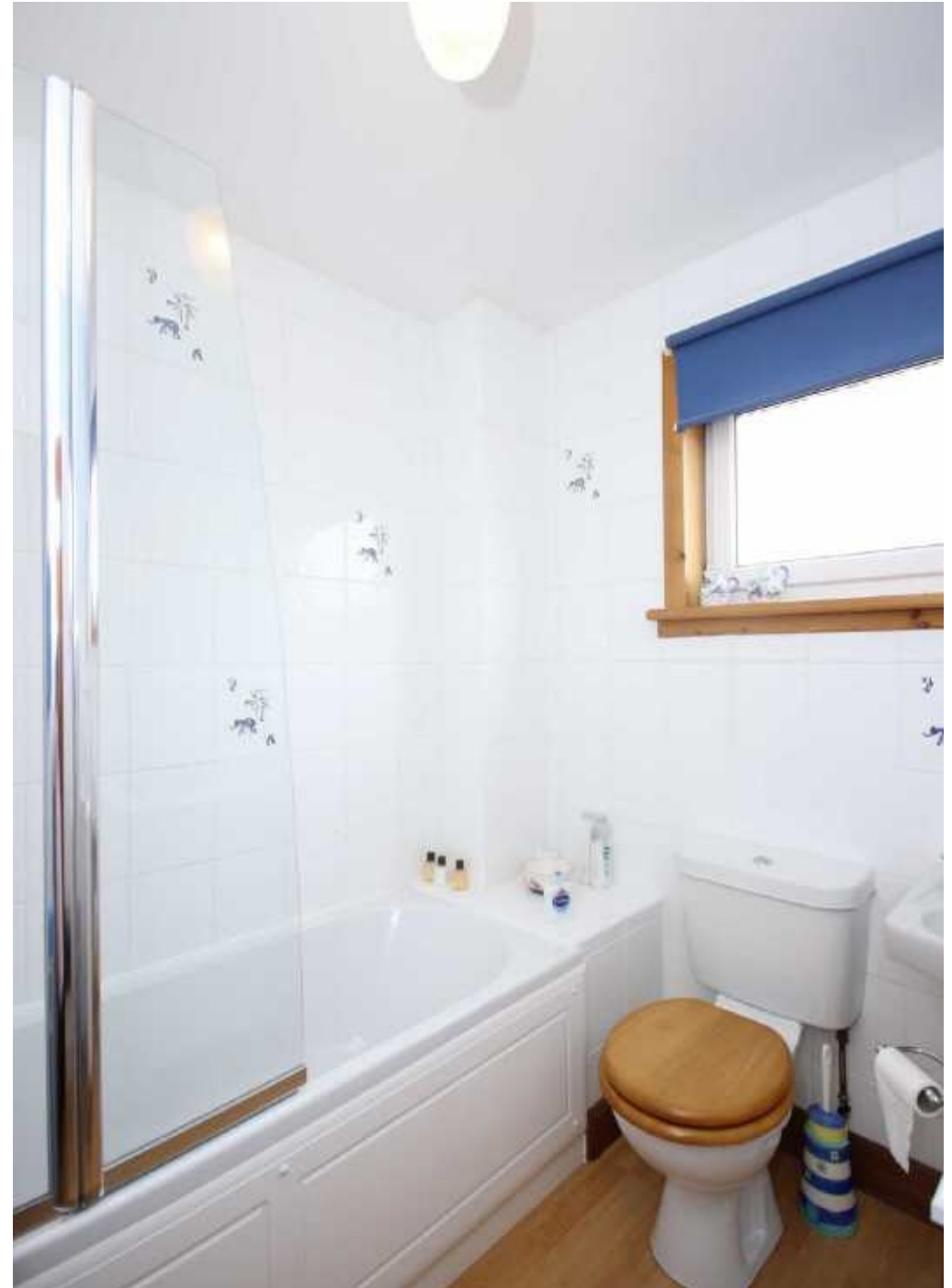
The good sized lounge is positioned to the front of the property with a large picture window bringing in plenty of natural sunlight. The dining room and kitchen are to the rear, with windows looking to the garden, and a back door opening from the kitchen. The kitchen is well fitted with wall and floor units, and the free standing cooker and fridge will be included.

Also at ground floor level is the bathroom which is equipped with a bath with over bath shower and

screen, wc and sink.

Upstairs are the two bedrooms and shower room. Both bedrooms are good sized double rooms. Bedroom 1 is to the rear and is fitted with a large cupboard and built in wardrobes. Bedroom 2 is to the front of the property and enjoys views to the sea over nearby rooftops. The former box-room has been converted to a modern shower room equipped with a shower cubicle, wc and sink with vanity units below. A large cupboard is found on the landing providing further storage

The house enjoys gardens to front and rear. The front is laid out with stone chips for ease of maintenance and is separated from the street by a low wall, and which provides backing for flower borders well stocked with perennials. The driveway leads to the side and rear of the house to the single garage which is fitted with an up and over door. There is also a pedestrian door at the rear of the garage accessed from the rear garden. The rear garden is fully enclosed and very sheltered offering a high degree of privacy. It is laid with stone chips and decorated by a pretty rockery. There is a summer house which will be included.





- Semi-detached villa
- Superb location in quiet cul-de-sac
- Sea views from upstairs
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Shower Room
- Two double bedrooms
- Gas fired central heating
- Sealed unit double glazing
- Gardens to front and rear
- Driveway
- Garage

INCLUDED

All carpets and floor coverings
Curtains and blinds
Electric fire in lounge
Fridge and cooker
Items of furniture available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

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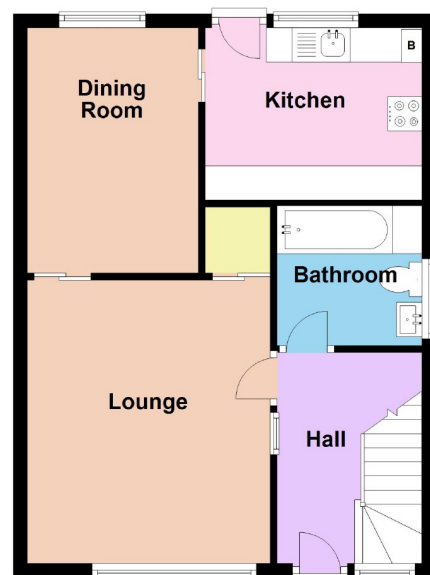
Room Sizes

Approximate measurements

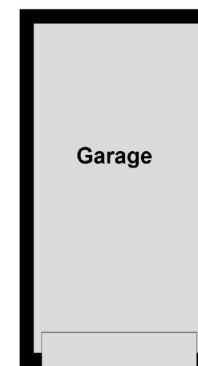
Lounge	11'7" x 13'0"	3.53m x 3.97m
Dining Room	8'2" x 11'6"	2.48m x 3.51m
Kitchen	10'4" x 7'3"	3.15m x 2.20m
Bathroom	6'7" x 6'10"	2m x 2.09m
Bedroom 1	12'0" x 8'4"	3.65m x 2.55m
Bedroom 2	11'11" x 11'7"	3.64m x 3.54m
Shower Room	7'1" x 6'5"	2.15m x 1.95m



Ground Floor



First Floor



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