



115 Sauchope Links Caravan Park, Crail, KY10 3XJ
Offers over £120,000



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OFFERS OVER
£120,000

This luxurious park lodge enjoys a wonderful position only a few metres from a sandy beach on the shore, with stunning sea views. It is located on the outskirts of the picturesque and sought after fishing village of Crail with its famous harbour, beaches, shops, etc and only 10 miles from the medieval university town of St Andrews with its world famous golf courses, fine shops, restaurants and theatre.

115 is a beautifully presented chalet, in excellent decorative order and benefits from gas fired central heating backed up with sealed unit double glazing. The double-sized lodge is only 9 years old and the lease on it expires 01-March-2039 with a possible five year extension. The annual rent together with site maintenance etc is £4,072. This has been paid until March 2020.

The living area is a particular feature. The south-eastern most wall is entirely glazed, with two double French doors opening to the decking, allowing fully panoramic views of the beach and sea only metres away. This room is an open plan living room, dining room and kitchen, and the kitchen is fully fitted with integrated oven and hob, fridge and freezer, dishwasher and washing machine.

Both double bedrooms are positioned to the rear of

the property, though the master bedroom has been designed with extra windows to allow sea views from the bed. It has an en suite shower room fitted with w.c, sink and shower cubicle. The family bathroom is equipped with a bath with over bath shower and screen, w.c and sink.

The lodge is well provided with storage, having two cupboards in the hallway and fitted wardrobes in both bedrooms.

Sauchope Links Holiday Park has extremely good facilities including heated outdoor swimming pool, recreation room with pool table, etc. Washing and laundrette facilities and an on site shop.





- Beautifully presented holiday chalet
- Excellent seaside location
- Stunning sea views
- Popular coastal village
- Lounge/dining room/kitchen
- Master bedroom with sea views & en suite shower room
- Second double bedroom
- Family bathroom
- Gas central heating, Double glazing
- South-East facing
- Sea front decking next to beach
- Parking space

INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated appliances
TV
Furniture available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND N/A

EPC RATING

FLOOR AREA 74 sqm







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Room Sizes

Approximate measurements

Lounge/dining room	18'8" x 14'11"	5.70m x 4.54m
Kitchen	8'2" x 7'6"	2.49m x 2.29m
Bedroom 1	13'2" x 9'4"	4.01m x 2.85m
En suite Shower Room	6'9" x 5'0"	2.05m x 1.53m
Bedroom 2	9'1" x 9'6"	2.77m x 2.90m
Family Bathroom	5'10" x 6'1"	1.77m x 1.85m



Demonstrative only



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