



3 Orchard Park

| Crail | KY10 3RW

Thorntons 
Let's get a move on!



Charming property offering a lovely blend of traditional period features and modern living. Spectacular Sea Views. South facing garden. Direct access to coastal path.

The ground floor entrance vestibule features mosaic floor tiles, leading on to the hall with handsome timber staircase and under stair cupboard. The bay window living room enjoying spectacular views over the garden toward the May Isle and sea beyond. Bedroom four is currently used as a study, the dining room adjoins the kitchen and the shower room and rear vestibule complete the ground floor.

The first floor main bedroom with bay window enjoys stunning elevated sea views and has a feature period fire place. Bedroom two has a recess and press cupboard, bedroom three looks toward the May Isle. The bathroom has a slipper bath and separate shower.



The south facing garden has a patio extending from the house, a few steps lead down to the main area of garden with grass and flower beds. A gate gives direct access to the coastal path.

The historic fishing village of Crail, with its picturesque harbour and local museum, has many attractions right on its doorstep. With 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.



- Stunning Sea Views
- South Facing Garden
- Bay Windows
- Period Features
- Living Room
- Dining Room
- Three Bedrooms, Study
- Bathroom
- Shower Room
- EPC E



Living Room	16'8 x 12'8 5.08m x 3.86m
Dining Room	11'1 x 10'7 3.38m x 3.23m
Kitchen	10'5 x 9'2 3.18m x 2.79m
Office	7'8 x 7'3 2.34m x 2.21m
Shower Room	5'7 x 5'1 1.70m x 1.55m
Bedroom 1	16'8 x 10'8 5.08m x 3.25m
Bedroom 2	11'3 x 10'8 3.43m x 3.25m
Bedroom 3	8'2 x 7'3 2.49m x 2.21m



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID493624)

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