



Westonlea, Westgate North, Crail, KY10 3RE
Offers over £420,000



Westonlea Westgate North Crail KY10 3RE

OFFERS OVER

£420,000

Westonlea is a beautiful period property dating back to the early 1900s, with stunning and completely uninterrupted views of Crail Harbour and the open sea. It is well positioned for easy access to the amenities of Crail including shops, restaurants, bars, hotels, the harbour etc. Crail is also known for its beautiful golf courses and close proximity to the university town of St Andrews with its world famous championship golf courses, shops, bars, restaurants, theatre, cinema, secondary schools etc.

The property comes to the market in need of some modernisation and offers a wonderful opportunity to modernise to one's own preferred style, and make the best of the versatile and spacious accommodation. The property has been well cared for over the years and many of the beautiful original features have been retained. It enjoys the typical features of its period including high ceilings, cornice work, bay windows, grand and beautiful hallway, etc. The property benefits from gas fired central heating and its sash and case windows have been backed up with secondary glazing.

At ground floor level are the lounge, dining room, two bedrooms, the kitchen and cloakroom, and upstairs are two further bedrooms, the family bathroom and the beautiful drawing room with bay window and views to the sea and harbour which in

fact all front facing rooms also enjoy.

The kitchen is dated but well fitted with wall and floor units and oven and hob. The remainder of the appliances are free standing. The property is well provided with storage, having wardrobes or press cupboards in the bedrooms, and a large cupboard on the landing which gives access to the hatch leading to the loft. Outside there is a coal cellar next to the patio to the rear, providing outside storage.

The driveway is accessed from Lamont Terrace, and provides parking for two or more vehicles. This leads to the large double garage which has a room above suitable for use as a studio, gym or a number of other purposes. It is fitted with a sink, drainer and kitchen units and also has a cloakroom equipped with a wc and basin. The extensive gardens have been beautifully landscaped and maintained. The garden area around the house is fully enclosed by fences with a path leading to the front door and well-kept lawns decorated with colourful flower beds. To the rear of the garage is further garden area which has been utilised as a vegetable garden.





- Beautiful detached period property
- Uninterrupted sea and harbour view to the front
- Easy access to local amenities
- Extensive and beautifully kept gardens
- Adaptable accommodation
- Four double bedrooms
- Three reception rooms
- Family bathroom
- WC
- Kitchen
- Driveway
- Parking for multiple vehicles
- Large garage with studio above

INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated appliances

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

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COUNCIL TAX BAND F
EPC RATING D
FLOOR AREA 172 sqm







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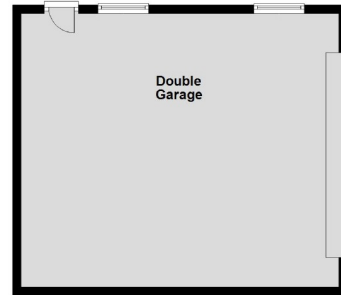
Room Sizes

Approximate measurements

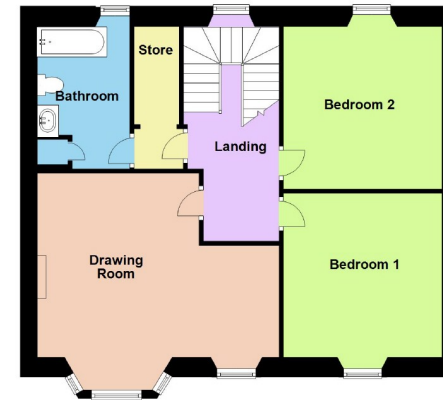
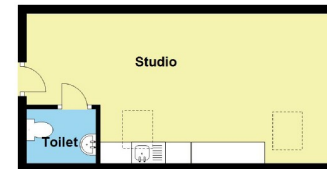
Drawing Room	18'1" x 18'9" (at	5.52m x 5.71m (at
Lounge	12'5" x 18'1"	3.78m x 5.50m
Dining Room	13'4" x 12'2"	4.07m x 3.72m
Kitchen	7'6" x 12'11"	2.28m x 3.94m
Bedroom 1	12'7" x 12'4"	3.83m x 3.75m
Bedroom 2	12'4" x 12'6"	3.77m x 3.81m
Bedroom 3	12'3" x 11'8"	3.73m x 3.55m
Bedroom 4/Study	8'10" x 11'9"	2.69m x 3.57m
Bathroom	7'1" x 10'10"	2.17m x 3.30m
Garage Studio	11'6" x 24'1"	3.51m x 7.33m
Cloakroom	4'4" x 5'5"	1.32m x 1.66m
WC	3'6" x 6'4"	1.07m x 1.94m



Ground Floor



First Floor, demonstrative



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