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**Highly desirable family home conveniently located for the excellent local amenities including shops, primary school and the picturesque harbour.**

*The property has been used as a buy to let in recent years so it will appeal to investors and main home buyers alike.*

A low maintenance front garden leads to the front door, entrance hall with under stair recess, and useful WC. The dual aspect living dining room is a spacious room. The breakfasting kitchen has a breakfast bar, ample wall and floor units and a back door to the garden. The first floor has the three good sized bedrooms two of which benefit from fitted wardrobes. The family bathroom has a three piece suite with over bath shower. The back garden is laid to grass and is fully bound making it both child and pet friendly. The timber storage shed is to be included in the sale price.

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.

EPC Rating - D.

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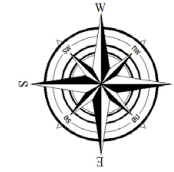






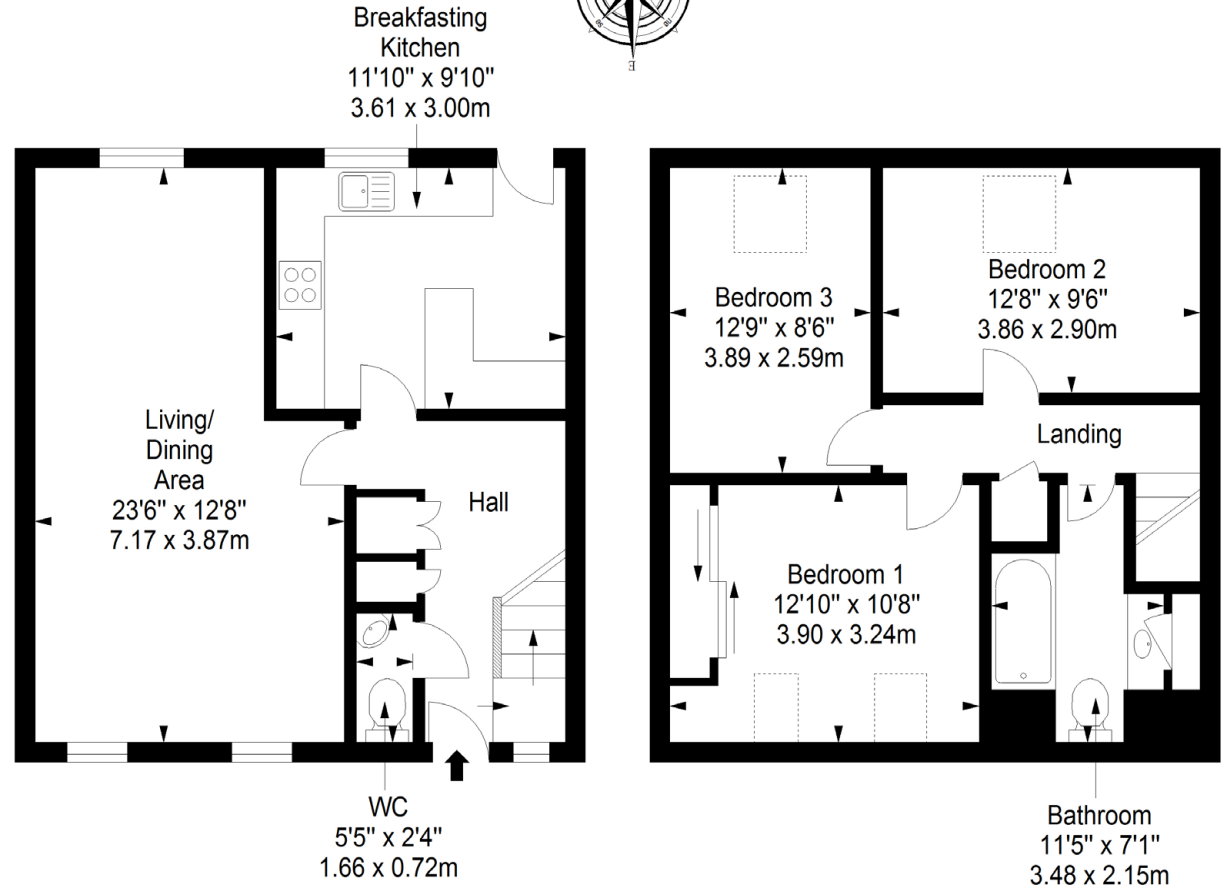
### Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)