

**Thorntons**   
*Let's get a move on!*



22 Gifford Court, Crail, Anstruther, KY10 3UZ

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**Highly desirable semi-detached home within modern development close to Crail Golf Club and coastal walk. 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.*

The accommodation comprises; reception hall, generous living room, spacious dining kitchen with french doors to the enclosed garden. Utility room off the kitchen and a WC within the hall completes the ground floor. The first floor has the master bedroom, en-suite shower room, two further bedrooms and the family bathroom. The bedrooms all have fitted wardrobes and the two front bedrooms have a lovely southwesterly aspect.

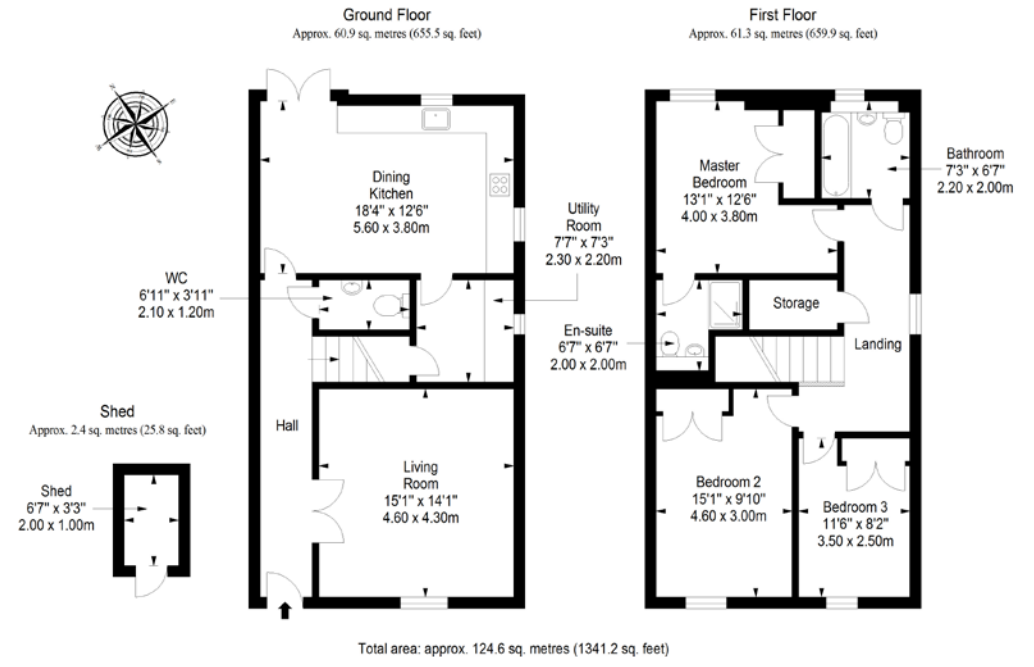
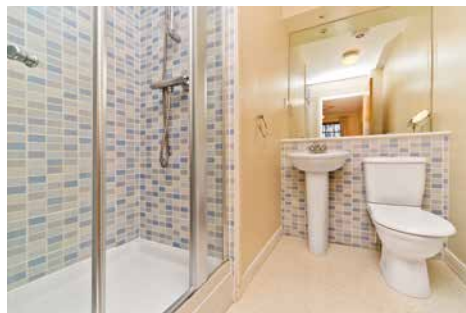
The family bathroom has an over bath shower, wash hand basin and WC. The enclosed garden is bound by timber fencing making it both child and pet friendly. The property benefits from gas central heating, double glazing and residents parking.

EPC Rating - C.



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## CRAIL

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