

Lawyers and Estate Agents



82 BOW BUTTS, CRAIL, FIFE, KY10 3UR

This delightful 2 bedroom, semi-detached, bungalow is located in a quiet residential area on the outskirts of the picturesque conservation village of Crail. The bright and well-presented accommodation comprises 2 bedrooms, lounge, conservatory, kitchen and shower room and benefits from double glazing and electric storage heating. A private driveway provides off street parking and access to a detached single garage. There are well stocked gardens to the front and rear. The charming, private garden to the rear has gated access and a small green house. Crail has an excellent primary school with secondary schooling available in Anstruther and St Andrews. In addition there is a good selection of local shops in the village with a wider selection of facilities available in nearby St Andrews. For the outdoor enthusiast Crail offers a wealth of opportunity including two golf courses, all manner of watersports and ease of access to the scenic Fife Coastal Path.

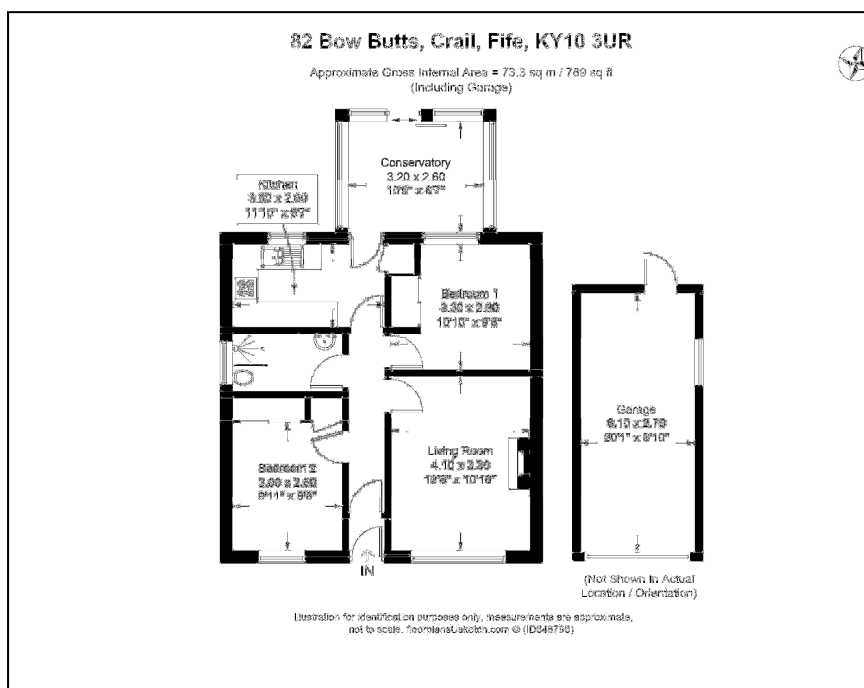


OFFERS OVER £160,000

The bright accommodation comprises 2 bedrooms, each with built in wardrobes, lounge, modern fitted kitchen and shower room. The conservatory to the rear of the property offers extended living space and access to the pretty 'suntrap' garden.

SUMMARY OF FEATURES:

- Semi-detached bungalow in popular seaside village
- Two bedrooms
- Bright sitting room
- Conservatory
- Fitted kitchen
- Wet room shower room
- Electric storage heating and double glazing
- Gardens to front and rear with greenhouse
- Detached garage
- Driveway with private parking



ENERGY RATING – D COUNCIL TAX BAND – C

DIRECTIONS – Entering Crail from St Andrews on the A917 turn left into Bow Butts opposite the park and first left into the crescent. No 82 is on the left. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF ANY OFFER TO SELL