

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D

COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1931,57.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, furniture, curtains and blinds are included in the sale.

ASKING PRICE

Offers over £265,000 are invited.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2024. Licence Number 100010747.



Dundee 23.6 miles

Kirkcaldy 26.2 miles

Cupar 17.6 miles

Edinburgh 53.2 miles

57 High Street North, Crail, Fife



SPACIOUS TWO BEDROOM APARTMENT IN THE HEART OF ATTRACTIVE COASTAL FIFE VILLAGE

Accommodation:

Sitting Room, Dining Kitchen, Two Double Bedrooms (1 ensuite bathroom), Shower Room

Gas Central Heating

GENERAL DESCRIPTION

57 High Street North is a first floor flat with further accommodation at second floor level, in the centre of the village of Crail.

The property is south facing with a bright sitting room, two double bedrooms (1 ensuite), a family shower room and dining kitchen. It has been modernised in recent years with gas central heating, secondary glazing and modern insulation. On street parking is to the front on the High Street.

SITUATION

Crail enjoys all day to day amenities including many shops and a primary school. The village is renowned for its attractive harbour, coastal walks and two golf courses. More comprehensive facilities are available in Anstruther and the university town of St. Andrews nearby.

DIRECTIONS

From St. Andrews, take the A917 towards Crail. In Crail, turn right at the roundabout into the High Street. After the shops, 57 High Street North can be found on the right. For route planning, the postcode is KY10 3RA

PARTICULARS OF SALE

The property is entered through a part glazed hard wood door.

Entrance Hall (E)
1.03m x 2.55m
3'4" x 8'4"

Landing (S) Radiator
1.48m x 4.16m Window to the south
4'10" x 13'8" Walled shelving and chest.



Sitting Room (S) Walled shelving, Radiator.
4.68m x 3.48m Cupboard housing electric
15'4" x 11'5" meter. TV aerial point.
Telephone point.



Bedroom 1(S) (W) Fitted wardrobes. Cupboard
4.27m x 3.3m housing gas meter. Radiator
14' x 10'10"



Dining Kitchen (N) Fitted wall and floor units.
4.32m x 3.14m Stainless steel sink. Tiled
14'2" x 10'3" splashback.
Miele electric hob, extractor,
oven, microwave and
dishwasher.
Hotpoint washing machine.
Window seat.
Radiator. Cupboard housing
Worcester boiler.
TV point.



Shower Room (N) Shower cubicle with Mira
shower. Wash hand basin.
W.C. Part-tiled. Heated towel
rail. Extractor. Shaver point.
Storage cupboard.



Stairs to upper level Upper landing.
1.36m x 3.16m Storage cupboard.
4'5" x 10'4"



Bedroom 2 (N) (N) Coomed ceiling. Radiator. TV
5.1m x 2.24m point. 5 amp lamp socket.
16'5" x 7'4" Telephone point. Door to en-
suite bathroom.



Ensuite bathroom (S) Bath with Mira shower over.
2m x 2.4m Wash-hand basin. W.C.
6'7" x 7'10" Emma extractor. Shaver
point. Heated towel rail. Part
tiled.

Upper landing (N) and eaves cupboard
1.36m x 3.16m
4'5" x 10'4"

Extensive attic store room Walk in store room
Radiator.