

Chartered Surveyors, Estate Agents

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.

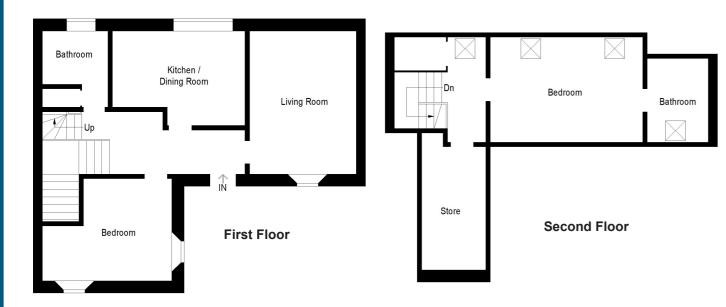
OFFERS TO:-

Bradburne & Co, 139 South Street, Street, 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.



Bradburne & Co

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Dundee 23.6 miles

Kirkcaldy 26.2 miles

57 High Street North, Crail, Fife

Cupar 17.6 miles

Edinburgh 53.2 miles



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

139 South Street St Andrews Fife KY16 9UN
Tel: 01334 479479 Fax: 01334 474399
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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

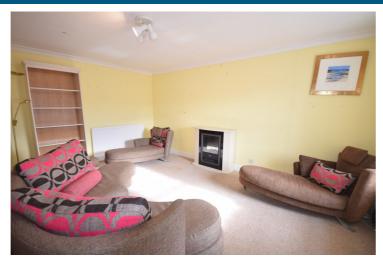
PARTICULARS OF SALE

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) 4.68m x 3.48m 15'4" x 11'5"

Walled shelving, Radiator. Cupboard housing electric meter. TV aerial point. Telephone point.



4.27m x 3.3m 14' x 10'10"

Bedroom 1(S) (W) Fitted wardrobes. Cupboard housing gas meter . Radiator



4.32m x 3.14m 14'2" x 10'3"

Dining Kitchen Fitted wall and floor units. Stainless steel sink. Tiled splashback.

Miele electric hob, extractor, oven, microwave and dishwasher.

Hotpoint washing machine. Window seat.

Radiator. Cupboard housing Worcester boiler.

TV point.



Bedroom 2 (N) (N) 5.1m x 2.24m 16'5" x 7'4"

Coombed ceiling. Radiator. TV point. 5 amp lamp socket. Telephone point. Door to ensuite bathroom.



Shower Room Shower (N)

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



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



(S) 2m x 2.4m 6'7" x 7'10"

Ensuite bathroom Bath with Mira shower over. Wash-hand basin. W.C. 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 Walk in store room Radiator. room