



41a Nethergate North, Crail, KY10 3TU

Offers Over £250,000



Stunning 2-bedroom End terraced Property FINISHED TO A HIGH STANDARD with Unique Features, in a SOUGHT-AFTER LOCATION, just off the High Street with a short walk to all essential local amenities including the Fife Coastal Path, Beach and Harbour. Ideal for anyone seeking a relaxing and IDYLLIC LIFESTYLE. Accommodation: Hall, sitting room, dining kitchen, 2 double bedrooms, lower shower room, upper bathroom and an amazing attic room. DG. GCH. 2 Gardens. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

Crail is a charming village in the East Neuk of Fife with several local amenities and has mobile banking facilities, cafes, restaurants, pharmacy and convenience stores. Located 10 miles south of St Andrews, the Home of Golf, its main industries are tourism, fishing and farming. Recreationally there is a park, harbour, golf course and the beautiful Fife Coastal Path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and secondary schooling at Waid Academy Anstruther, which is one of the top performing secondary schools in Fife. Undoubtedly making this one of the most desirable places to live for those seeking the ultimate in lifestyle living.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed inlet leading into the lower hall. Carpeted stairs with double-glazed window to the side leads to the upper landing. Vinyl flooring.

## SITTING ROOM

15'1" x 12'10" (4.62m x 3.93m)

Bright sitting room with double-glazed sash and case windows to the front. Feature fireplace with a gas fire set in a marble and timber surround with marble hearth. Under stair cupboard provides storage space. Alcove provides display area with storage cupboard below. 2 radiators. Quick-Step Laminate flooring. Open plan to the dining kitchen.

## DINING KITCHEN

16'6" x 8'10" (5.05m x 2.71m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler with shelved storage space below. Integrated appliances include a 5 burner gas hob, extractor fan above, oven below, washing machine and

fridge/freezer. Double-glazed window to the rear overlooking the garden. Vertical radiator. Quick-Step Laminate flooring. Doorway to the rear hall.

## REAR HALL

UPVC door provides access to the rear garden. Velux window to the rear allows natural light. Quick-Step Laminate flooring. Doorway to the shower room.

## SHOWER ROOM

8'9" x 6'3" (2.68m x 1.92m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with a pivot door and electric shower unit. Opaque double-glazed window to the rear. Partially wet walled. Vertical radiator. Vinyl flooring.

## UPPER LANDING

Hatch with a fixed timber ladder provides access to the attic room. Radiator. Carpeted.

## BEDROOM 1

13'0" x 12'2" (3.97m x 3.71m)

Bright double bedroom with double-glazed sash and case windows to the front. Cupboard provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## BEDROOM 2

11'10" x 9'10" ( 3.62m x 3.00m)

Additional double bedroom with double-glazed sash and case window to the rear. Cornicing. Radiator. Carpeted.

## BATHROOM

6'3" x 6'0" (1.93m x 1.85m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with pivot screen and thermostatic control shower above. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Vinyl flooring.

## ATTIC ROOM

14'11" x 11'6" (4.55m x 3.53m)

Good-sized, fully lined and floored attic room with Velux

window to the rear. Fixed shelving provides display/storage space. Carpeted.

## GARDEN

To the front of the property is a low maintenance elevated garden laid with gravel and has a paved area providing a great spot for a garden bench in the sun. To the side is a shared walkway leading to the rear garden and courtyard area accessed via a timber gate. The enclosed courtyard is paved with a decked area ideal for garden furniture. A shed provides ample outdoor storage. Additional rear garden accessed by via a communal path leading to a laid to lawn garden with borders containing established plants, shrubs and trees. Ample space for garden furniture to relax and enjoy recreation time in the sun entertaining family and friends.

## AGENTS NOTES

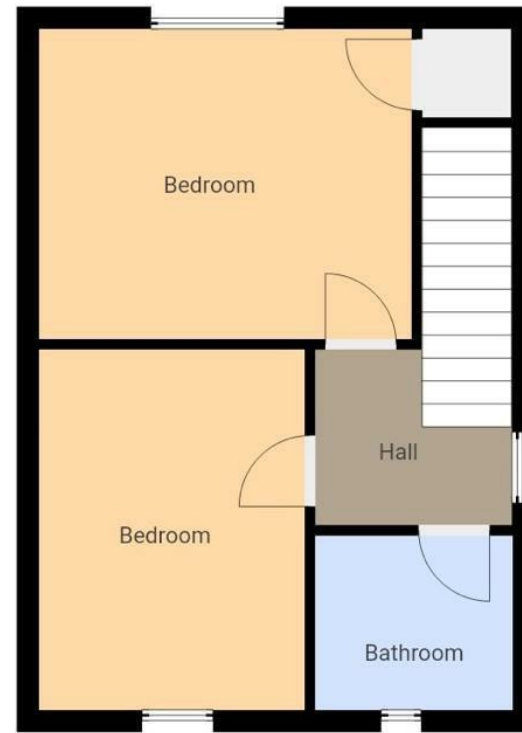
Please note that all room sizes are measured approximate to widest points.





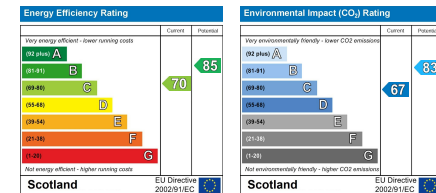


Ground Floor



First Floor

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