

Bradburne & Co

Chartered Surveyors, Estate Agents

St. Andrews 10 Miles

Dundee 23 Miles

The Coach House Denburn House Crail, Fife

Edinburgh 52 Miles

Perth 40 Miles



BEAUTIFULLY RENOVATED FAMILY HOME SET IN PICTURESQUE EAST NEUK VILLAGE

Accommodation:-

Sitting Room, 3 Bedrooms (1 En-Suite), Dining Kitchen, Family Bathroom

**Gas Central Heating
Double Glazing
Parking
Garden**

139 South Street St Andrews Fife KY16 9UN
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Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

This is a very sympathetic conversion of a fine early Victorian Coach House on the east side of Crail. Great attention to detail has been paid along with a fine blend of original traditional furnishings and state of the art modern fixtures. Maximum use has been made of both light and space. This is a family home of real character with three bedrooms, a fine large sitting room and an exceptionally spacious kitchen.

SITUATION

The Coach House is situated towards the east end of Crail. Crail is increasingly popular with both holiday and home makers as it is a most attractive former fishing port and has surprisingly good access. There is a primary school in Crail while secondary education is available in Anstruther (3 miles). Communications are good with a mainline railway station at Leuchars (14 miles) and a small but busy airport at Dundee. The area is of course a haven for water sports enthusiasts and in particular golfers with so many magnificent courses nearby.

DIRECTIONS

From St Andrews take the A917 towards Crail. In Crail where the main road turns a sharp right turn left down Marketgate North and Denburn House is about 300 yards on the left. For route planning the post code is KY10 3TQ.

PARTICULARS OF SALE

The Coach House is entered at ground level through a double glazed door to:-

Hall (E) Storage cupboard. Cupboard housing *Alpha* gas boiler. Tiled floor. Radiator.
5'11" x 5'7"
1.82m x 1.72m

Kitchen (S & E) Floor and wall units. Stainless steel sink. *Kenwood* gas hob and electric oven. Extractor hood. Dishwasher. *Daewoo* fridge freezer. Cupboard housing electrical meters and fuses. 2 radiators.
18'7" x 14'1"
5.68m x 4.29m

From the hall oak stairs lead to:-

Middle Landing (E) Oak Floor. Door to upper entrance. Radiator.
11'6" x 6'2"
3.52m x 1.89m

Family Bathroom (E) W.C. Wash hand basin. Jacuzzi bath with shower over. Towel radiator. Shaver point.
10'2" x 6'10"
3.11m x 2.10m

Bedroom 3 (W) Radiator. Television point. Telephone point.
15'4" x 11'5"
4.68m x 3.49m

Sitting Room (S, E & W) Oak floor. Door to rear of house. 2 radiators. Television point. Telephone point.
19'7" x 16'11"
5.98m x 5.12m

From the mid hall stairs lead to:-

Top Landing (E & W) Eaves cupboard.
6'5" x 6'4"
1.98m x 1.93m

Master Bedroom (E & W) Coumbed. Radiator. Television point. Telephone point.
12'3" x 11'11"
3.73m x 3.63m

En-suite (E) W.C. Wash hand basin. Shower in cubicle. Towel radiator. Fully tiled.
7'1" x 3'
2.18m x 0.92m

Bedroom 2 (S, E & W) Coumbed. Radiators. Television point. Telephone point.
17' x 12'1"
5.20m x 3.70m



GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

The Council Tax band has yet to be assessed.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Fixed Price £360,000

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.

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 2009 Licence Number 100010748.