

Bradburne & Co

Chartered Surveyors, Estate Agents

St. Andrews 10 Miles

Dundee 23 Miles

Flat 3 Denburn House Crail, Fife

Edinburgh 52 Miles

Perth 40 Miles



**BEAUTIFULLY APPOINTED SECOND FLOOR APARTMENT IN
SYMPATHETICALLY RENOVATED BUILDING**

Accommodation:-

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

**Gas Central Heating
Double Glazing
Parking
Shared Garden**

GENERAL DESCRIPTION

This is a very sympathetic conversion of a fine early Victorian 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. All this combines to form a small but well appointed residence.

SITUATION

Denburn House is situated towards the east end of Crail. It has a fine garden at the rear which is shared with the other flat in this building.

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

Flat 3 is entered through a part glazed shared entrance door to:-

Entrance Hall (S) Cupboard housing electric meters. Stairway leading to Flats 2 and 3.

Part glazed door to:-

Wooden ornate staircase with bannister leading to second floor:-

Hall/Landing (N) Velux window. Hatch to attic space. 18'5" x 4'1" Downlighters. Smoke alarm. 5.62m x 1.26m

Kitchen (N) Floor and wall units. Stainless steel sink. 14'9" x 11'3" Tiled splashback. Zanussi gas hob and electric oven. Stainless steel extractor hood. Integral dishwasher and fridge/freezer. Slate floor tiles. Spotlights. 4.51m x 3.43m Cupboard housing Alpha boiler. Radiator. Television point. Telephone point. Carbon monoxide smoke alarm.

Sitting/Dining Room (S) Sea views. Television point. Telephone point. Radiator. Cupboard housing fuse box. 15'1" x 11'6" 4.60m x 3.51m

Bedroom 2/Study (S) Sea views. Television point. Telephone point. Radiator. 11'6" x 10'2" 3.52m x 3.12m

Master Bedroom (S) Sea views. Television point. Telephone point. Radiator. 15'2" x 11'6" 4.64m x 3.51m

En-Suite Shower Room W.C. Wash hand basin. Mira shower in tiled cubicle. Wall mounted heated towel rail. Fully tiled. Manrose extractor. 9'1" x 3'9" 2.78m x 1.16m

Bedroom 3/ Study (N) Radiator. Television point. Telephone point. 10'7" x 6'9" 3.24m x 2.07m

Family Bathroom (N) W.C. Wash hand basin. Mira shower over bath with shower screen. Fully tiled. Wall mounted heated towel rail. Manrose extractor. 7'6" x 5'6" 2.29m x 1.69m

OUTSIDE

An attractive area of garden is shared with the second floor flat.



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 £220,000.

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.