



6 Langhouse Green, Crail, KY10 3UD

Offers Over £285,000



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OFFERS OVER
£285,000

Rollos are pleased to offer this detached villa, pleasantly situated within a popular residential area of the charming coastal village of Crail. The property offers a degree of flexible accommodation whilst benefitting from off street parking via a driveway with a detached garage.

The accommodation is formed over two levels comprising on the ground floor; entrance vestibule which in turn connects to the main reception hallway with useful under stair cupboard, lounge, dining room / bedroom, dining kitchen, bedroom and bathroom. The bright and sunny east facing lounge overlooks the front garden area. The west facing dining room enjoys the sun in the afternoon and views over the rear garden and may be utilised as a further sitting room or double bedroom. The dining kitchen has a slot-in cooker, space for fridge freezer and washing machine and floor and wall mounted units with complementary work surfaces. The cooker, fridge freezer and washing machine will be included. From here, a door leads out to the rear garden. The bedroom benefits from a built-in mirrored wardrobe. The bathroom suite consists

of WC, wash hand basin and bath. The first floor accommodation comprises; two double bedrooms, the rear facing bedroom has mirrored wardrobe and shower room. The front facing bedroom benefits from views over rooftops towards the sea and the Bass Rock beyond.

The property is serviced by gas fired central heating and has double-glazing throughout.

Externally the garden to the front has a sculpted lawn bordered by various mature plants and shrubberies. A chipped driveway to the side connects to the garage with electric door. The enclosed garden to the rear has a lawn with various established plants and shrubberies. The greenhouse has electric strip heating and will be included in the sale along with the garden shed and garden seats to front and rear of the property.

Rollos highly recommend an early inspection to appreciate the location and accommodation on offer





- Detached villa
- Lounge
- Dining room / Bedroom Four
- Dining kitchen
- Three further bedrooms
- Bathroom & Shower room
- Gas fired central heating
- Double-glazing
- Gardens front, side & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings, cooker, fridge freezer, washing machine, heated greenhouse, garden shed and garden seats will be included in the marketing price. Other pieces of furniture may be available by separate negotiation.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1184.03 SQ FT





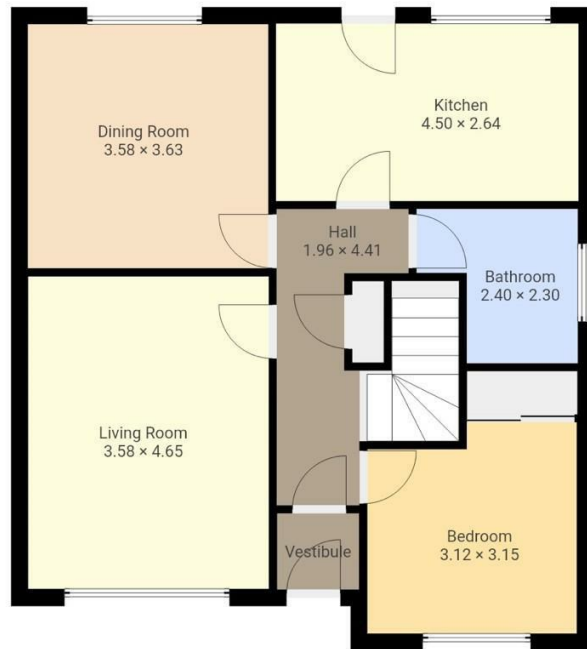


Room Sizes

Approximate measurements

Lounge	11'8" x 15'3"
Dining Room / Bedroom	11'8" x 11'10"
Dining Kitchen	14'9" x 8'7"
Bedroom	10'2" x 10'4"
Bathroom	7'10" x 7'6"
Bedroom	15'1" x 9'6"
Bedroom	15'1" x 9'1"
Shower Room	5'4" x 8'0"





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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.