



20 Gifford Court, Crail, KY10 3UZ

Offers Over £298,500



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£298,500

Rollos are delighted to offer to the market this modern, end terraced villa situated within the popular village of Crail and benefitting from both residents' parking and garage. The property enjoys partial sea views over rooftops and is presented to the market in true move in condition.

The bright accommodation is formed over two levels comprising on the ground floor; welcoming main reception hallway with useful under stair cupboard, master bedroom with en-suite, utility room and access to the garage. The master bedroom has built-in wardrobes, cupboard and an en suite shower room. The first floor accommodation comprises; lounge with open plan dining / kitchen, two double bedrooms with built-in wardrobes and family bathroom. The impressive lounge has a Juliet balcony with partial views, whilst the kitchen has recently undergone an upgrade. The kitchen has built-in appliances (cooker and fridge / freezer), breakfast bar and floor and wall mounted units with complementary work surfaces. The modern bathroom suite consists of WC, wash hand basin

and bath with shower over.

The property benefits from gas fired central heating and double-glazing.

Externally, there is residents' parking to the front whilst the integral garage has power and light supply. The enclosed garden to the rear has a charming seating area with decorative low maintenance chips.

The popular village of Crail has a range of amenities which include schooling, shopping, picturesque harbour and golf facilities whilst the ancient University town of St Andrews is within 10 miles.

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





- End terraced villa
- Lounge / Dining room / Kitchen
- Utility room
- Master bedroom & En suite
- Two further double bedrooms
- Bathroom
- GFCH & DG
- Enclosed garden to rear
- Integral garage
- Residents' parking

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

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 F

EPC RATING: C

FLOOR AREA: 1248.61 SQ FT







Room Sizes

Approximate measurements

Lounge / Dining Room / Kitchen	20'7" x 18'2"
Utility	10'10" x 5'5"
Bedroom	15'10" x 12'1"
En Suite	8'3" x 6'5"
Bedroom	12'9" x 8'5"
Bedroom	12'9" x 9'4"
Bathroom	7'3" x 5'9"
Garage	18'2" x 9'11"



20 Gifford Court, Crail



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083559)



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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.