



24 Gifford Court, Crail, KY10 3UZ

Offers Over £285,000



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OFFERS OVER
£285,000

24 Gifford Court is an attractive, modern, semi-detached villa situated within a popular residential area of Crail. The property is conveniently placed for access to good local amenities which include schooling, shopping, golf and recreational facilities and stunning coastal walks whilst the picturesque harbour area is just a short distance away. The villa enjoys a pleasant outlook over maintained communal green areas and benefits from off street parking via residents' parking.

The bright accommodation is formed over two levels comprising on the ground floor: main reception hallway, lounge, dining kitchen, study and WC / Cloaks. The lounge enjoys views over the front garden towards the communal grounds. The modern kitchen has built-in appliances (cooker and dishwasher) and floor and wall mounted units with complementary work surfaces. The study, which was formerly a utility room, offers a useful practical space for those working from home and has a built-in desk. The first floor accommodation comprises: three double bedrooms with built-in wardrobes, utility

cupboard and family bathroom. The master bedroom benefits from an en-suite shower room. The family 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. The front garden is enclosed with fencing. The enclosed garden to the rear has a charming patio seating area and is predominantly laid with lawn. Subject to separate negotiation, the clients would be happy to leave furniture contained within the house.

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





- Semi-detached villa
- Lounge
- Dining kitchen
- Study
- Master bedroom with en-suite
- Two further double bedrooms
- Family bathroom & W.C.
- GFCH & DG
- Garden to front & rear
- Residents' parking

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price. Subject to separate negotiation, the clients would be happy to leave furniture contained within the house.

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: 1270.14 SQ FT







Room Sizes

Approximate measurements

Lounge	14'0" x 15'0"
Dining Kitchen	18'3" x 11'1"
Study	6'11" x 7'6"
W.C. / Cloaks	6'7" x 4'0"
Master Bedroom	13'0" x 12'1"
En-Suite Shower Room	6'8" x 7'6"
Bedroom	10'0" x 15'0"
Bedroom	7'10" x 11'1"
Bathroom	7'1" x 6'6"



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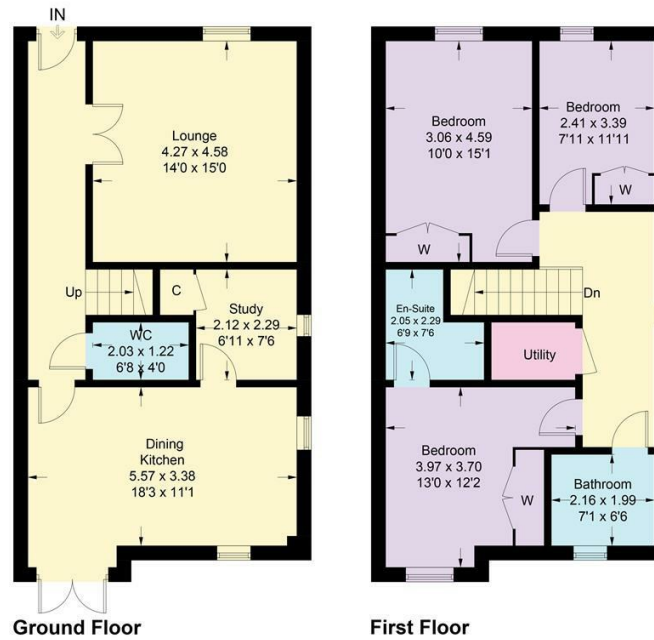


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095215)



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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.