



1 Balcomie Road, Crail, KY10 3TN

Offers Over £250,000



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**OFFERS OVER**  
**£250,000**

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Rollos are pleased to offer to the market this charming, detached bungalow pleasantly situated within the popular coastal village of Crail. The property is conveniently placed for access to the excellent amenities available including shops, restaurants and schooling, whilst the picturesque harbour is within a short walking distance.

The accommodation is formed over one level comprising; entrance vestibule, extended lounge, kitchen-diner, three bedrooms and shower room. The lounge has been extended with space for dining and overlooks the rear garden. The kitchen has a free-standing cooker and floor and wall mounted units with complementary work surfaces whilst a door leads out to the rear garden. The shower room suite consists of WC, wash-hand basin and shower cubicle.

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

Externally, there is a chipped driveway to the front which leads to the detached garage. The front garden is laid with low-maintenance chips

with various plants and shrubberies. To the side there is a strip of ground, which may provide further off-street parking. To the rear, the established garden has various mature plantings, trees and shrubberies. This garden is mostly laid with decorative low-maintenance chips.

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





- Detached bungalow
- Lounge
- Kitchen-Diner
- Three bedrooms
- Shower room
- GFCH & DG
- Gardens to front, side & rear
- Driveway & Garage

### **INCLUDED**

All fitted carpets and fitted floor coverings 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 E**

**EPC RATING: C**

**FLOOR AREA: 904.17 SQ FT**





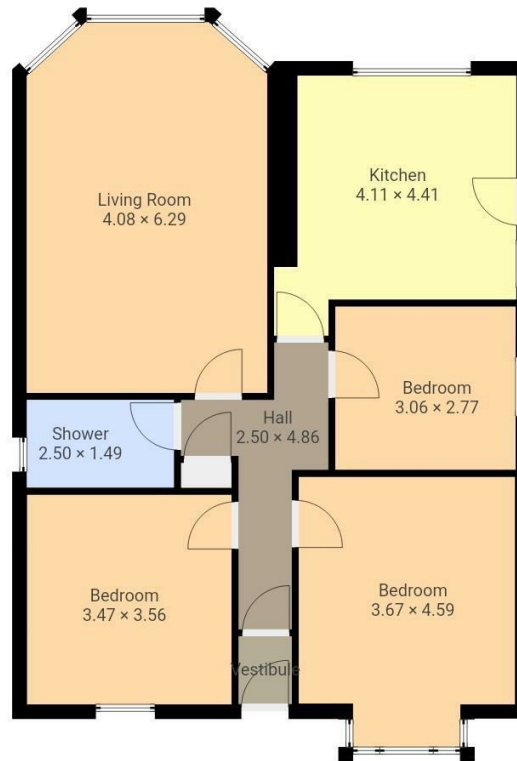


## Room Sizes

*Approximate measurements*

Living Room	13'4" x 20'7"
Kitchen-Diner	13'5" x 14'5"
Bedroom	10'0" x 9'1"
Bedroom	12'0" x 15'0"
Bedroom	11'4" x 11'8"
Shower Room	8'2" x 4'10"





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**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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

Contact our Property Department  
at any of our offices.