



3 High Street North, Crail, KY10 3TA

Offers Over £275,000







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**OFFERS OVER**  
**£275,000**

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Rollos are delighted to offer to the market this traditional, B Listed end terraced house situated within a Conservation area in the heart of the popular coastal village of Crail. The property requires modernisation and offers potentially an exciting opportunity to convert to flats, commercial premises or bed & breakfast, all subject to the necessary planning consents. The property has, in the past, had planning for commercial use with living accommodation and preliminary architect drawings are available for the flat conversions.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, main reception hall with under stair cupboard, sitting room, dining kitchen, large double bedroom, bathroom and rear porch. The sitting room and bedroom each feature recess wall cupboards. Stairs from the main reception connect to the first-floor accommodation comprising of: upper hallway, sitting room, kitchen, two bedrooms and bathroom. From the upper hall, a cupboard provides access to the large floored attic, which may also be converted,

subject to the necessary planning consents. The property has retained some traditional features including some original floorboards and crow step gable.

Whilst the property has a gas supply, all radiators and boiler system have been removed. Therefore, there is currently no heating.

Externally there is a small wall to the front with gravel and a right of way access to the rear to the property. Please note there is no garden pertaining to the property.

The charming village of Crail has a good range of amenities which include chemist, cafes, shops, restaurants and schooling whilst the picturesque harbour is within a short walking distance. The historic town of St Andrews is within 10 miles offering world class amenities which include the University and Old Course.

Rollos recommends an early inspection to appreciate the opportunity on offer.





- Mid-terraced villa
- B Listed & in Conservation area
- Potential to convert to two flats / commercial premises, subject to consents
- Floored attic with potential to convert, subject to consents
- Ground floor - Sitting room, Kitchen, Bedroom & Bathroom
- First floor - Sitting room, Kitchen, Two Bedrooms & Bathroom
- Right of way access to rear
- In need of modernisation

### 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: G**

**FLOOR AREA: 1743.75 SQ FT**













## Room Sizes

*Approximate measurements*

Ground Floor

Sitting Room 15'1" x 11'4"

Dining Kitchen 15'7" x 9'11"

Bedroom 14'8" x 14'6"

Bathroom 9'7" x 8'7"

First Floor

Sitting Room 15'11" x 10'7"

Kitchen 10'2" x 6'2"

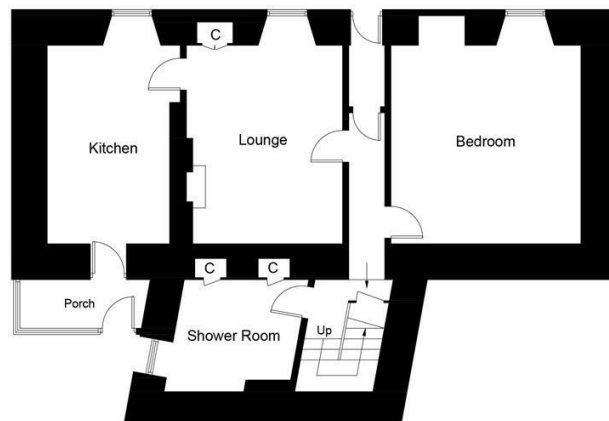
Bedroom 15'6" x 14'9"

Bedroom 10'2" x 9'4"

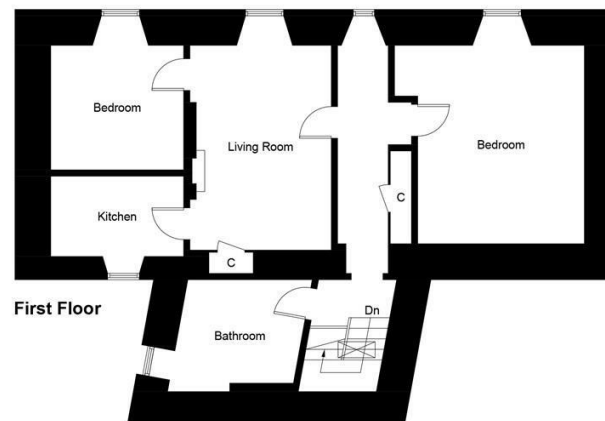
Bathroom 10'0" x 9'3"







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194202)



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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.

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