



61 Nethergate North, Crail, KY10 3TX

Offers Over £295,000



61 Nethergate North Crail KY10 3TX

OFFERS OVER
£295,000

Rollos are delighted to offer to the market this particularly impressive, C listed, end terraced villa located within a prestigious conservation area close to the beach and excellent local amenities including picturesque harbour, shops, restaurants and coastal walks. The property has retained charming features and is presented in move-in condition whilst also benefiting from a large, private, enclosed garden with summerhouse.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule leading through to the main reception hall, lounge and kitchen. The lounge has a feature, original stone wall with an open fireplace recess and a useful understair cupboard. The modern contemporary kitchen has integrated hob, oven, combi grill / microwave, fridge / freezer and washing machine and gloss floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The kitchen enjoys further natural light provided by two Velux windows and also features underfloor heating. The first floor accommodation

comprises: two bedrooms and shower room. The master double bedroom features an original stone wall with an open fireplace recess and two built-in cupboards. The modern shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle. Internally, the chimneys have been opened up for those looking to install stoves in the lounge and bedroom.

The property benefits from modern electric heating and underfloor heating.

Externally, a separate pend to the side provides a covered area connecting to the generous rear garden with external store. This garden is bounded by hedgerow with mature plantings and is mostly laid with lawn. To the front of the large summerhouse is a patio seating area, which fully enjoys the views over the garden.

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





- C Listed end terraced villa
- In Conservation area
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- Electric heating & underfloor heating
- Generous rear garden

INCLUDED

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

SERVICES

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

VIEWING

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

COUNCIL TAX BAND B

EPC RATING: F

FLOOR AREA: 581.25 SQ FT



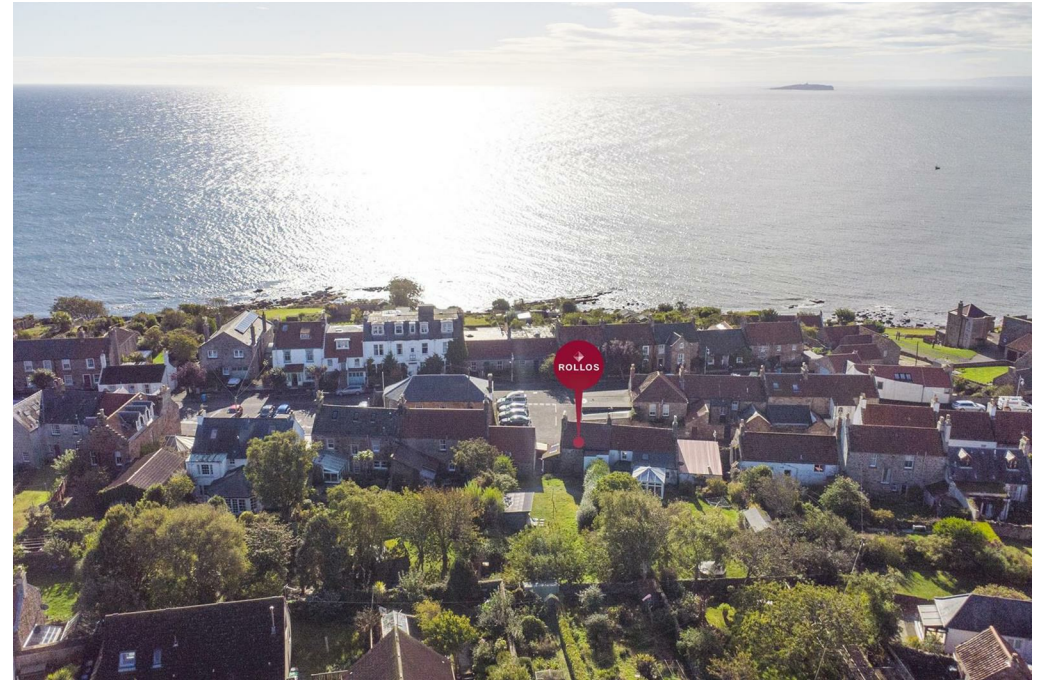




Room Sizes

Approximate measurements

Lounge	11'4" x 14'8"
Kitchen	6'1" x 12'2"
Bedroom	9'3" x 14'10"
Bedroom	5'11" x 9'1"
Shower Room	12'0" x 5'6"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



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.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.