



15 Tod's Green, Crail, KY10 3UU

Offers Over £150,000



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OFFERS OVER
£150,000

Rollos are pleased to offer to the market this end terraced bungalow, pleasantly situated at the end of a cul-de-sac and benefitting from off street parking via a private driveway and detached garage. The property enjoys views to the rear over neighbouring fields and is conveniently placed for access to Crail's local amenities.

The historic fishing village of Crail enjoys many fine facilities including shopping, restaurant, golf course, putting green and the charming scenic harbour area. The Fife Coastal path provides beautiful walks whilst the historic town of St Andrews is located within 10 miles offering world class amenities.

The accommodation is formed over one level comprising: main reception hallway with large walk-in store cupboard, lounge, kitchen, bedroom and bathroom. The lounge has a feature fireplace and overlooks the rear garden to the fields beyond. The kitchen has space for freestanding appliances and floor and wall mounted units with complementary worksurfaces. From here, a door leads out to the rear garden. The generous double

bedroom has storage provided via built-in mirrored wardrobes. The bathroom suite consists of WC, wash hand basin, shower cubicle and corner bath.

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

Externally, the garden to the front is laid with decorative low maintenance chips and may be utilised as a driveway. Further parking is provided via the detached garage, which has light, power supply and electric door. Residents' parking is also available. The garden to the rear has a patio seating area, shed and low maintenance chips, which extends to the side of the property.

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





- End terraced bungalow
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Garage
- Driveway
- Residents' parking

INCLUDED

All fitted carpets, fitted floor coverings and garden shed will be included in the marketing price.

SERVICES

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

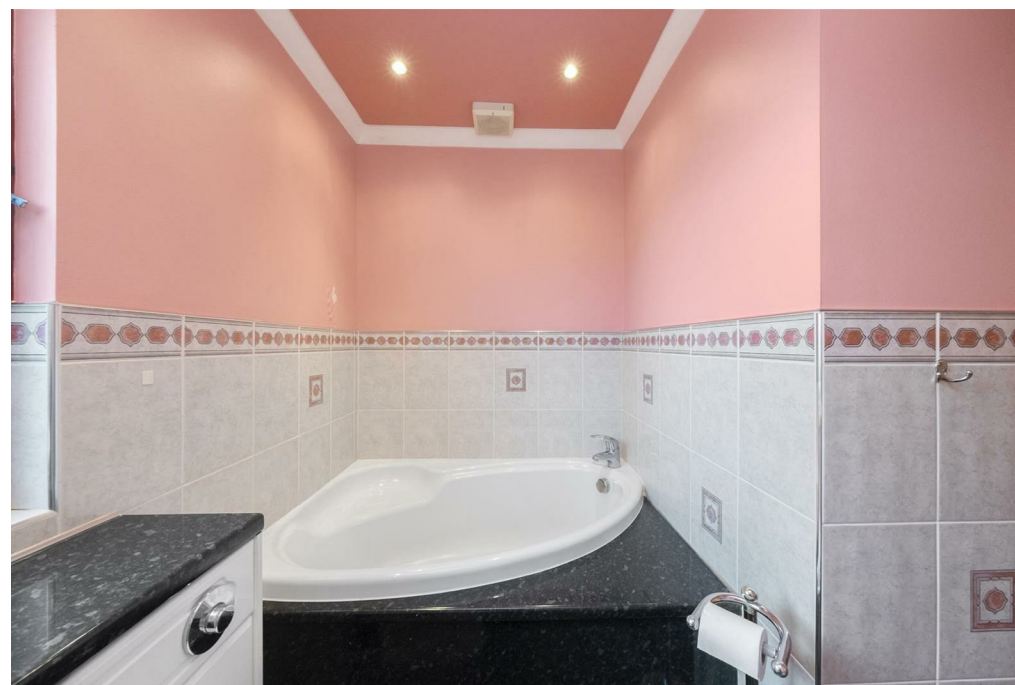
VIEWING

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

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 516.67 SQ FT







Room Sizes

Approximate measurements

Lounge	14'1" x 11'5"
Kitchen	11'11" x 6'11"
Bedroom	12'7" x 10'5"
Bathroom	6'8" x 10'1"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, tenant or lessee should always verify the actual dimensions and details of the property as to their requirements. Efficiency can be given. Made with Blueprints 2.0.0.0.



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