



St Christopher Cottage, 3 Kirk Wynd, Crail, KY10 3TW

Offers Over £450,000



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St Christopher Cottage is a particularly charming, C Listed, detached property situated in a Conservation area in the heart of the picturesque village of Crail and benefits from off-street parking and a garage. The property is conveniently placed for access to Crail's excellent local amenities, which include harbour, restaurants, school and golf facilities. The scenic Fife Coastal Path and beach are within a short walking distance, whilst the historic town of St Andrews is located approximately within 10 miles. The property may suit those seeking family accommodation, a second home or investment as it benefits from a short term holiday let licence.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, lounge, kitchen / diner, sitting room, double bedroom, bathroom, WC / cloaks and rear porch. The lounge has a feature fireplace, attractive ceiling beams and has stairs to the first floor. The modern kitchen / diner has built-in hob, oven and dishwasher, space for freestanding appliances and floor and wall mounted units with

complementary work surfaces. A doorway leads to the sitting room. The dual aspect sitting room overlooks the rear garden with partial views to the sea, has a feature fireplace and a built-in cupboard. The double bedroom benefits from a built-in cupboard. The impressive modern bathroom consists of WC, wash hand basin, roll top bath and shower cubicle. On the first floor, there are a further two double bedrooms. The property is tastefully decorated throughout and has retained traditional charm.

The property benefits from gas-fired central heating and single glazed sash & case and casement single windows.

Externally, a chipped driveway extends to the rear garden and to the detached garage, which offers light and power supply. The rear garden has a seating area and lawn with various plants and shrubberies.

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





- C Listed detached cottage
- In Conservation area
- Lounge
- Kitchen / Diner
- Sitting room
- Three double bedrooms
- Bathroom & WC
- Gas-fired central heating
- Gardens to side & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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: D

FLOOR AREA: 1377.78 SQ FT







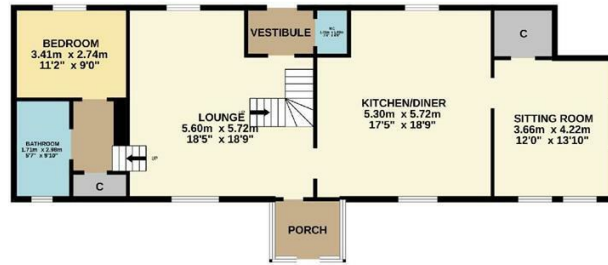
Room Sizes

Approximate measurements

Lounge	18'4" x 18'9"
Kitchen / Diner	17'4" x 18'9"
Sitting Room	12'0" x 13'10"
Bedroom	11'2" x 8'11"
Bedroom	10'10" x 15'3"
Bedroom	11'9" x 15'3"
Bathroom	5'7" x 9'9"
W.C.	3'3" x 4'8"



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.
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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.