



42 Pinkerton Road, Crail, KY10 3UB

Offers Over £400,000



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OFFERS OVER
£400,000

Rollos are delighted to offer to the market this executive, detached villa situated on a generous corner plot within a popular residential area in the charming East Neuk village of Crail. The property benefits from off street parking via driveway and double garage. The property is conveniently placed for access to excellent local amenities which include school, shops, restaurants, picturesque harbour and golf facilities, whilst St Andrews is located within 10 miles.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway with under stair storage, lounge, dining room, dining kitchen, study, utility room and WC. The lounge overlooks the front garden, has a feature, insert fireplace and French doors leading out to the rear garden. The dining room overlooks the rear garden and is suitable for most entertaining. The modern kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. The study overlooks the front garden area. The first floor

accommodation comprises: master bedroom with built-in wardrobes and en suite shower room, three further bedrooms, two of which have built-in wardrobes, and a second shower room. The modern en suite consists of WC, wash hand basin and shower cubicle. The shower room suite consists of WC, wash basin and shower cubicle with attractive wet wall surround as well as a built-in cupboard.

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

Externally, the garden to the front is laid with low maintenance chips and has a large driveway and double garage. The garage has one electric door and light and power supply. The large, enclosed, landscaped garden to the rear has a charming patio seating area, artificial lawn bordered by various plants and feature chipped area.

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





- Detached villa
- Lounge & Dining room
- Kitchen & Utility room
- Study
- Master bedroom & En suite shower
- Three further bedrooms
- Shower room & W.C.
- GFCH & DG
- Gardens to front, side & rear
- Driveway & Double garage

INCLUDED

All fitted carpet, 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 F

EPC RATING: C

FLOOR AREA: 1345.49 SQ FT



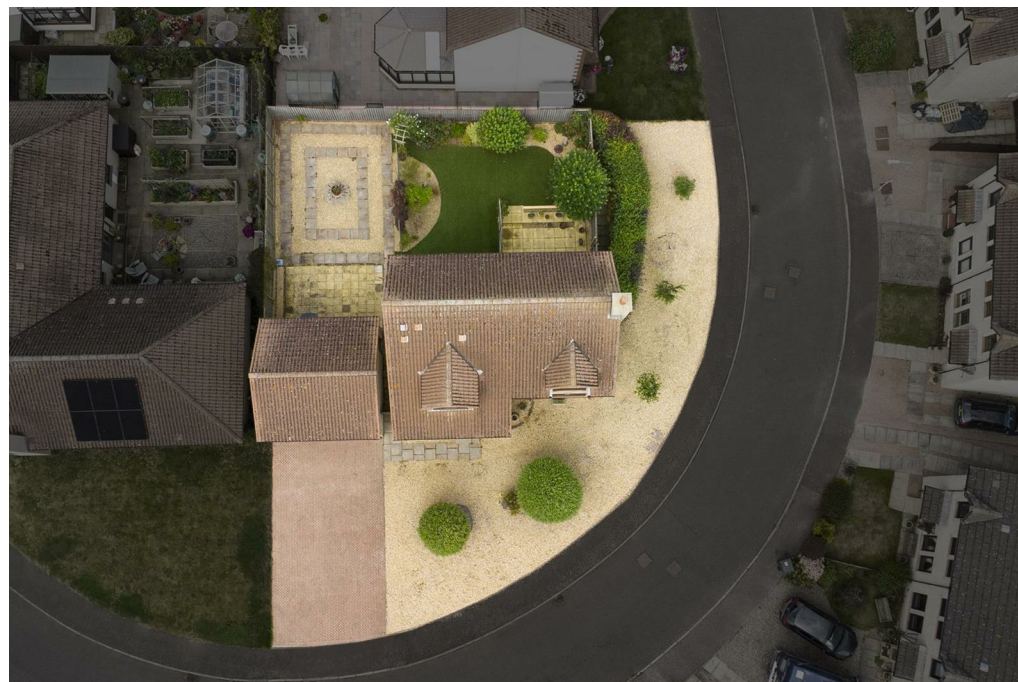




Room Sizes

Approximate measurements

Lounge	11'11" x 19'3"
Dining Room	10'8" x 10'4"
Kitchen	9'11" x 13'0"
Utility Room	7'6" x 5'3"
Study	7'6" x 6'5"
W.C.	3'7" x 5'5"
Bedroom	11'3" x 11'10"
En Suite Shower Room	7'6" x 7'1"
Bedroom	9'1" x 7'1"
Bedroom	12'2" x 10'1"
Bedroom	12'2" x 9'2"
Shower Room	9'6" x 9'2"



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.