



3 Forelands Court, 18 Marketgate South, Crail, KY10 3TL

Offers In The Region Of £270,000



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3 Forelands Court is a particularly attractive C Listed first floor apartment enjoying beautiful, elevated sea views and benefiting from a garage. The property has undergone recent renovation presenting it in true move in condition. The flat is conveniently placed in the charming coastal village of Crail with excellent local amenities nearby including shopping, restaurant, picturesque harbour and golf facilities whilst historic St Andrews is within 10 miles.

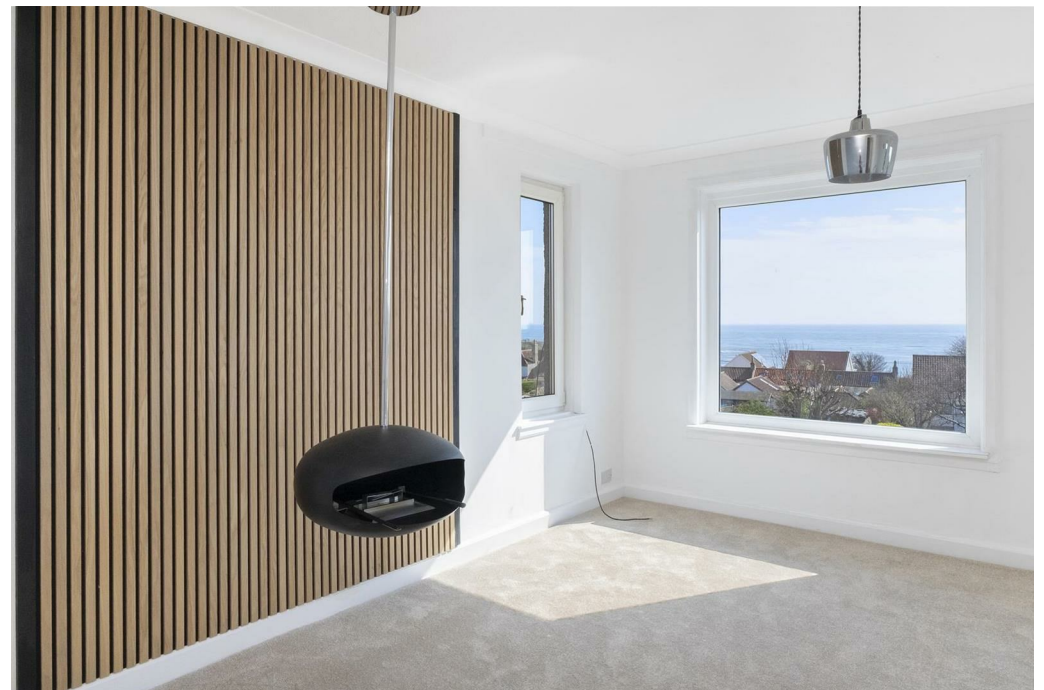
The accommodation is formed over one level comprising; entrance vestibule, main reception hallway with useful built in cupboard, lounge, kitchen, two double bedrooms, shower room and utility room. The large lounge enjoys an abundance of light, has a feature hanging Bioethanol fire, space for dining and impressive views over the gardens towards the sea. The modern contemporary kitchen has built in appliances (cooker, fridge/freezer and dishwasher), gloss floor and wall mounted units with complementary work surfaces. The bedrooms each feature built in wardrobes. The modern shower-room suite consists of WC, wash

hand basin with vanity unit below and shower cubicle. The property is tastefully decorated throughout.

The apartment benefits from gas fired central heating and double glazing.

Externally there is a garage located to the front of the building with private designated space. The 4 garage has light and power supply. The large gardens to rear of the property are communal with lawn and patio areas, providing pleasant seating areas.

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





- First floor apartment
- Stunning sea views
- Lounge / Diner
- Kitchen
- Two double bedrooms
- Shower room
- Utility room
- Garage
- GFCH & DG
- Communal gardens

### **INCLUDED**

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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 D**

**EPC RATING: C**

**FLOOR AREA: 925.70 SQ FT**







## Room Sizes

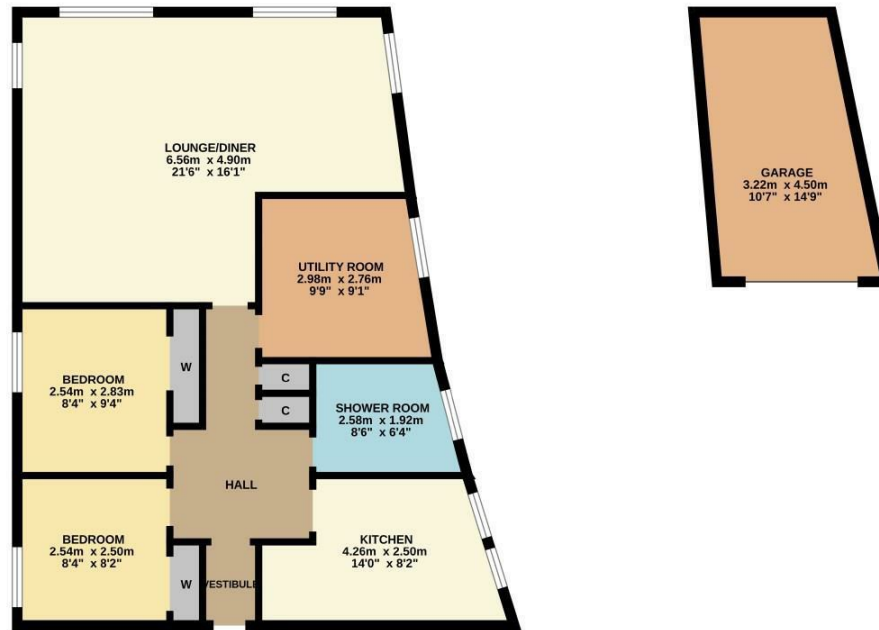
*Approximate measurements*

Lounge / Diner	21'6" x 16'1"
Kitchen	14'0" x 8'2"
Utility Room	9'9" x 9'1"
Bedroom	8'4" x 9'4"
Bedroom	8'4" x 8'2"
Shower Room	8'6" x 6'4"



1ST FLOOR

GARAGE



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 is given as to their operability or efficiency can be given.  
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Contact our Property Department at any of our offices.

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