



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

Offers Over £285,000



3 Forelands Court, 18 Marketgate South Crail KY10 3TL

OFFERS OVER
£285,000

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

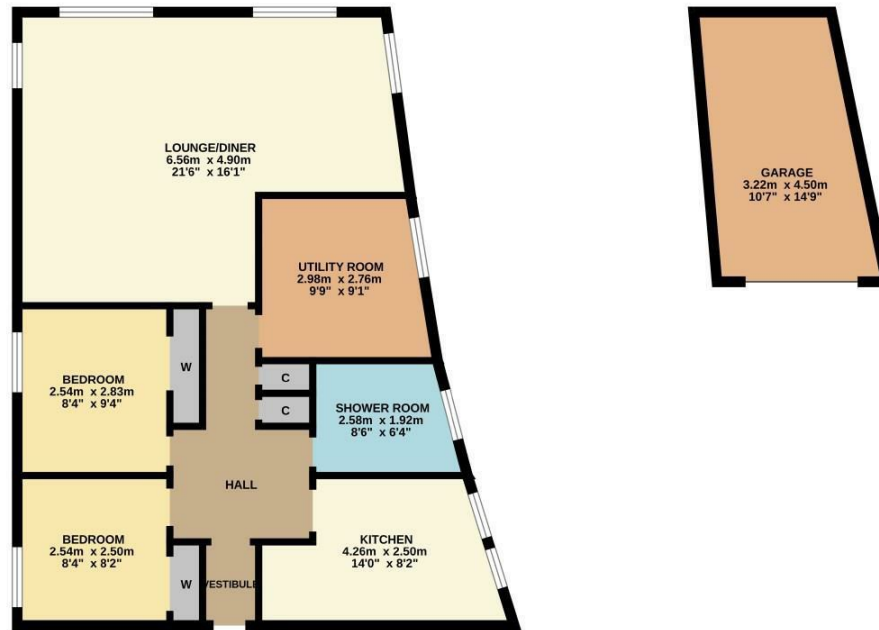
Approximate measurements

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 to their operability or efficiency can be given.
Made with Metropix ©2026



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.