

# 5 High Street North

CRAIL, KY10 3TA



*Wonderful four-bedroom apartment  
pleasantly located in the heart of the village*



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Superb opportunity to acquire this stunning upper villa flat, close to all amenities, schools and town centre. The property is a credit to the present owners and is offered in move-in condition. Access is to the front of the building via its own front door and private stairwell. 5 High street North, offers the traditional features of high ceilings with the modern-day comforts of gas central heating and double-glazed windows.

# THE LOUNGE



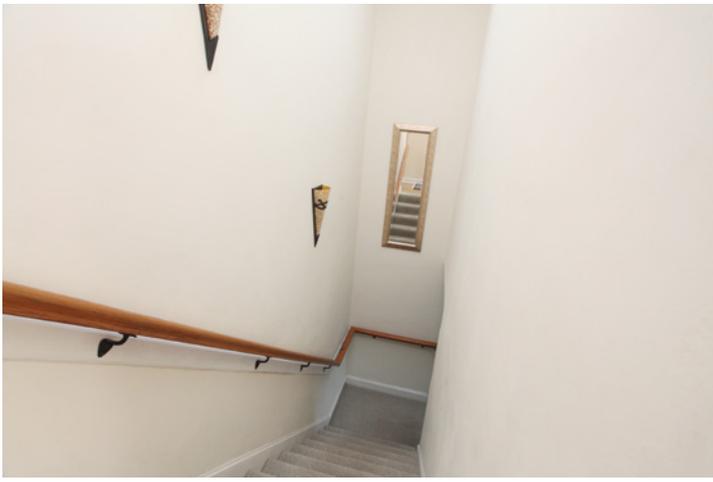
On entering the property, the bright and spacious lounge is pleasantly located to the front of the property, with a large bay window letting in an abundance of light and a feature gas fire with stunning surround.

# THE KITCHEN/DINER



The kitchen features a range of modern floor and wall-mounted units with windows overlooking the rear garden, there is also a handy vestibule with access to the rear gardens.





The family bathroom is fully fitted with a white three-piece suite. The hallway also provides access to two good-sized bedrooms, located to the front and side of the property both double in size. A further two double bedrooms are located to the rear. Generous storage can be found throughout the property, this completes the accommodation on offer.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOMS 3 & 4



There are lovely secluded garden grounds to the rear that are fully enclosed.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



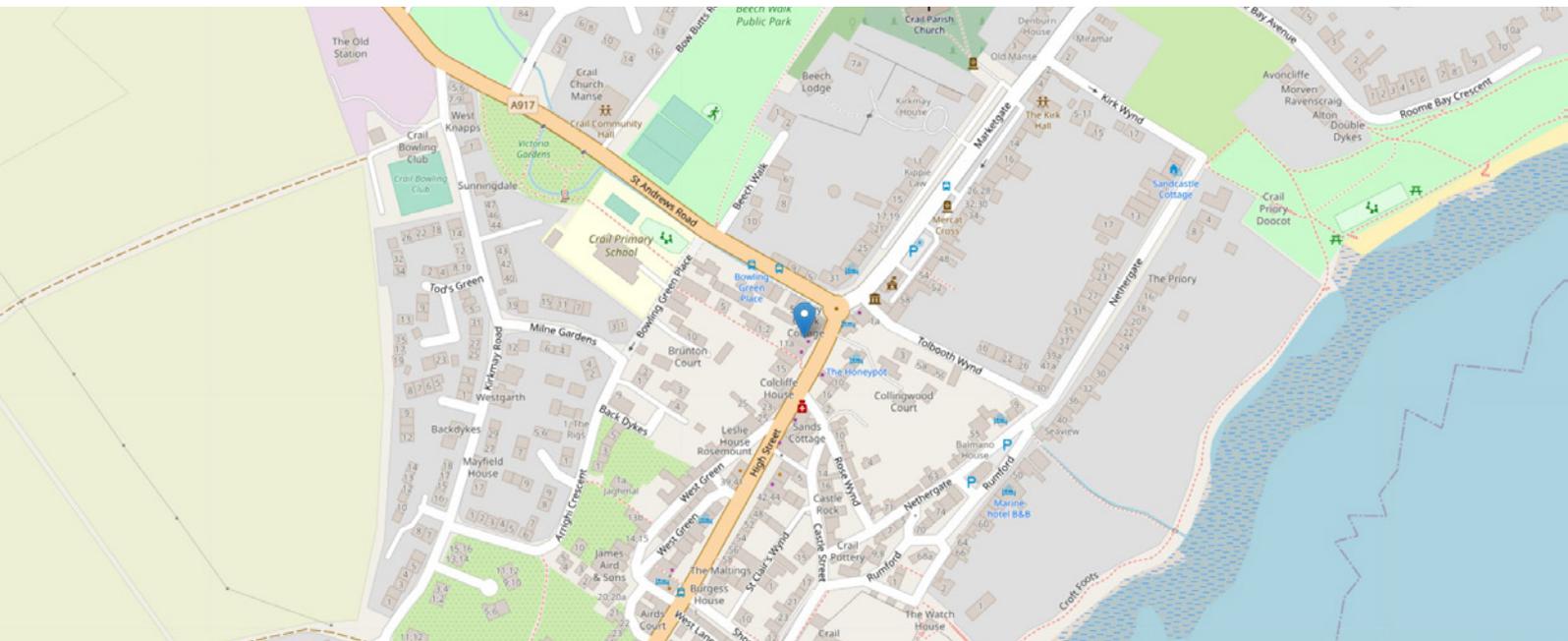
Approximate Dimensions  
(Taken from the widest point)

Lounge 5.75m (18'10") x 3.60m (11'10")  
 Kitchen/Diner 5.80m (19') x 3.70m (12'2")  
 Bedroom 1 5.50m (18'1") x 3.60m (11'10")  
 Bedroom 2 4.15m (13'7") x 4.00m (13'1")  
 Bedroom 3 3.80m (12'6") x 3.10m (10'2")

Bedroom 4 4.10m (13'5") x 2.20m (7'3")  
 Bathroom 2.70m (8'10") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
 EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



# THE LOCATION

Crail is a historic fishing village in the pretty East Neuk of Fife. Explore the timeless, narrow wynds of the village or wander down to the harbour front for an ice cream and a stroll to see the fishing boats. Charming cobbled streets tumble down to the miniature harbour, which is sheltered by cliffs and surrounded by historic fishing cottages.





Only ninety minutes by car from Edinburgh and ten miles south of St Andrews, the home of golf, Crail sits on the picturesque Fife Coastal Route, an eighty-five mile drive around the beautiful North East coast of the Kingdom of Fife.

There is plenty to explore in the area including a heritage centre, galleries, local shops as well as local eateries such as delightful tearooms Crail has a variety of local amenities including shopping, banking and leisure facilities including Balcomie Golf Course.



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