



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Tods Green**

CRAIL, FIFE, KY10 3UU



Crail Harbour & Coastline



## 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.

# THE PROPERTY

2 Tods green is a delightful semi-detached cottage situated within a sought after location. The property has been carefully maintained over the years and is in well presented order throughout.

The property enjoys a central location within the village and, therefore, provides access to a range of local facilities within a short walk. The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic family home or a first time purchase. Benefits include gas central heating and double glazing. Internally, the accommodation extends to: Entrance hall, family bathroom, a bright lounge with double windows and a feature window with access to a fitted kitchen with a selection of wall and base units, also to this level you will find two double bedrooms, one of which is currently used as a family room. Journey to the upper level where you will find the impressive master bedroom and fantastic en-suite shower room, another bedroom can be found on the upper level this completes the accommodation on offer. The outside space includes a low maintenance garden.



"...THE PROPERTY HAS BEEN CAREFULLY MAINTAINED OVER THE YEARS AND IS IN WELL PRESENTED ORDER THROUGHOUT..."



# BEDROOMS & BATHROOMS



## Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.20m (23'7") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")
Bedroom 3	3.40m (11'2") x 3.25m (10'8")
En-suite	2.57m (8'5") x 1.55m (5'1")
Bedroom 4	3.80m (12'6") x 3.40m (11'2")

**Gross internal floor area (m<sup>2</sup>):** 95m<sup>2</sup>

**EPC Rating:** B

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



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



  
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Text and description  
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 Photographer



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