



**Kittiwake's Corner 2 Airds Court, Crail, KY10 3RG**

Offers Over £169,000



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**OFFERS OVER  
£169,000**

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Rollos are delighted to offer to the market this charming, C Listed, ground floor apartment pleasantly situated in a Conservation Area in the centre of the popular East Neuk village of Crail. The flat would make an attractive second home, first time purchase or for those seeking to downsize and currently has a short-term holiday let licence. The property is conveniently placed for access to good local amenities including picturesque harbour, shops, café, tennis courts and golf course. St Andrews is located within 10 miles offering world class facilities.

The bright accommodation is formed over one level comprising: communal hall, main reception hall with two useful store cupboards, lounge, dining kitchen, two double bedrooms and shower room. The lounge has a dual aspect and has a feature fireplace. The dining kitchen has freestanding cooker, fridge with freezer compartment, washing machine and dishwasher, which will be included in the sale price, and floor and wall mounted units with complementary work surfaces. The two double bedrooms each benefit from built-in storage and secondary

glazing. The modern shower room consists of WC, wash hand basin and shower cubicle with wet wall surround.

The property has electric heating.

Whilst there are no garden grounds, Crail Roome Bay Beach, harbour and coastal walk are all within easy walking distance.

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





- Ground floor flat
- C Listed
- In Conservation area
- Lounge
- Dining kitchen
- Two double bedrooms
- Shower room
- Electric heating

### **INCLUDED**

All fitted carpets, fitted floor coverings, freestanding cooker, fridge, washing machine and dishwasher are included in the marketing price.

### **SERVICES**

Mains water, drainage and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 645.84 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	10'9" x 15'5"
Dining Kitchen	14'6" x 7'6"
Bedroom	9'7" x 11'11"
Bedroom	8'9" x 11'11"
Shower Room	5'11" x 7'6"



GROUND FLOOR  
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 56.9 sq.m. (612 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.