



The Old Surgery, 52 High Street South, Crail, KY10 3RB
Offers Over £220,000



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OFFERS OVER
£220,000

Rollos are delighted to offer to the market this charming, B listed, traditional, ground floor apartment situated in a Conservation area within the centre of the popular East Neuk village of Crail. Formerly the surgery for Crail, the property would suit a first time buyer, someone looking for a second home or an investor as currently holds a short term let licence. The Old Surgery is well presented throughout with access to a well-maintained shared courtyard. The apartment is conveniently placed for Crail's excellent amenities, which include shopping, restaurants, picturesque harbour and golf facilities.

The tastefully decorated accommodation comprises: entrance vestibule, open plan lounge / dining / kitchen, two double bedrooms, shower room and WC. The lounge area has a feature fireplace and window seat. The dining area opens to the modern kitchen with integrated hob, oven and dishwasher and floor and wall mounted units with complementary work surfaces. An inner hall connects to the shower room and the separate WC. as well as one of the two double bedrooms,

the other being accessed from the vestibule, The modern shower suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating.

Externally, to the rear, is a shared courtyard with patio seating area, decorative low maintenance chips and various established plantings. A private storeroom with power and light supply is positioned adjacent to the apartment, where the boiler is located.

Furniture may be available subject to separate negotiation.

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





- Ground floor apartment
- B Listed & In Conservation area
- Open plan lounge / dining / kitchen
- Two double bedrooms
- Shower room & W.C.
- Gas-fired central heating
- Shared courtyard
- Private outhouse

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances will be included in the marketing price. Furniture may be available by separate negotiation.

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 EXEMPT

EPC RATING: C

FLOOR AREA: 559.72 SQ FT







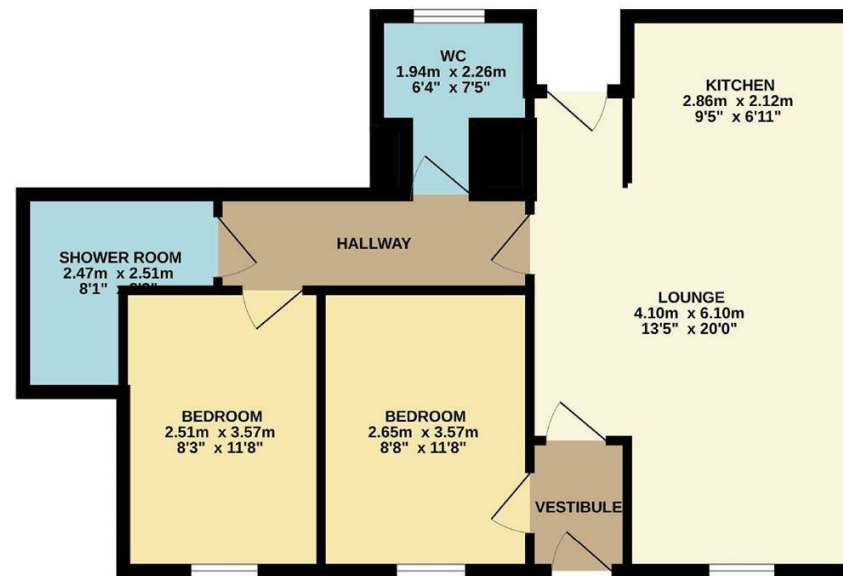
Room Sizes

Approximate measurements

Lounge	13'5" x 20'0"
Kitchen	9'4" x 6'11"
Bedroom	8'8" x 11'8"
Bedroom	8'2" x 11'8"
Shower Room	8'1" x 8'2"
W.C.	6'4" x 7'4"



GROUND FLOOR



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 as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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