



Mallards, 7 Nethergate North, Crail, KY10 3TU
Offers Over £525,000



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£525,000**

Mallards is a particularly impressive, traditional villa located within a prestigious conservation area close to the beach and excellent local amenities including picturesque harbour, schooling, shopping and restaurants. The property offers a degree of flexible accommodation and the first floor offers pleasant views over the sea.

The bright, generous accommodation is formed over two levels comprising on the ground floor; entrance vestibule with door to the main reception hallway, lounge, kitchen, dining/family room, sun room, master bedroom with en-suite shower room and WC/cloaks. The lounge has a feature fireplace, two recess alcoves with shelving and half section cupboards below. The dining/family room opens to the kitchen with built in appliances (fridge/freezer, dishwasher, washing machine and tumble dryer), free standing range style cooker and floor and wall mounted units with complementary work surfaces. A door connects to the conservatory. The master bedroom benefits from a built-in cupboard, recess vanity area and modern en suite shower room.

The first floor accommodation comprises: upper hall with skylight, sitting room / library with multi fuel stove, two double bedrooms and bathroom. The front aspect enjoys sea views whilst the rear bedroom has views over the mature garden towards Crail church.

The property benefits from gas-fired central heating and partial double glazing with single sash and case windows to the front projection.

Externally, there is a small garden to the front with various plantings. The beautiful enclosed garden to the rear is split into various sections. A charming patio seating area bounded by an array of established plantings has steps to the sculpted lawn area with summerhouse, which has power, providing a further pleasant seating area. To the rear of this is a vegetable garden with greenhouse, potting shed and shed.

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





- Terraced villa in Conservation area
- Lounge & Conservatory
- Dining / Family room & Kitchen
- Sitting room / Library
- Master bedroom & En-suite
- Two further bedrooms
- Bathroom & WC / Cloaks
- Floored attic area
- GFCH & Partial DG
- Gardens to front & rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances, freestanding range style cooker and summerhouse 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 E

EPC RATING: D

FLOOR AREA: 1808.34 SQ FT







Room Sizes

Approximate measurements

Lounge	18'0" x 13'9"
Dining / Family Room	16'6" x 13'11"
Kitchen	16'6" x 11'7"
Conservatory	14'0" x 11'5"
Master Bedroom	14'9" x 11'9"
En-Suite Shower Room	8'2" x 4'11"
Sitting Room / Library	16'7" x 13'9"
Bedroom	12'11" x 12'1"
Bedroom	13'9" x 8'6"
Bathroom	9'10" x 9'11"
W.C.	5'4" x 5'6"





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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.