

5 ROOME BAY CRESCENT

Crail, Anstruther, Fife, KY10 3TT



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WELCOME TO *5 Roomebay Crescent*

Enjoying stunning coastal views in the sought-after village of Crail, this spacious six-bedroom attached Edwardian home spans three floors. It has been extended twice and features three shower rooms, a bathroom, a guest WC, a study, and three reception rooms – two of which open into the kitchen (one with access to the garden) and another, south-facing. An upper balcony provides an ideal spot to admire the breathtaking scenery, which can also be enjoyed from the living room, principal suite, and three further bedrooms. The large, enclosed grounds boast beautiful, mature gardens, and there is a detached garage for private parking.





Outstanding

SIX-BEDROOM HOME, ENJOYING
PANORAMIC SEA VIEWS

This impressive residence occupies a coveted seafront position in the charming village of Crail, known as “The Jewel of the East Neuk”, with unrivalled views towards the Isle of May.



A wonderfully characterful and extended home, it blends Edwardian elegance with sympathetic modernisation and functionality for modern family living, or potentially as a hospitality business, subject to consents. The beautifully maintained, enclosed gardens extend significantly to the rear and face south towards the sea at the front, while the private garage provides added convenience.

GENERAL FEATURES

- Sought-after village with good local amenities
- Unrivalled seafront position offering magnificent views
- Three-storey, extended, attached house
- Elegant Edwardian interiors with sympathetic modernisation
- Excellent space and functionality for family living or a potential hospitality venture
- EPC Rating - C

ACCOMMODATION FEATURES

- Vestibule and bright reception hall with open fire, storage, and convenient WC
- Sun-filled living room with open fire and south-facing coastal views
- Two further reception rooms, connected and both with kitchen access (one with garden access)
- Tasteful, well-appointed kitchen
- Generous ground-floor principal suite with storage and a wet room
- Five further double bedrooms (three with washbasins and two with storage)
- Bright study/store with storage
- Luxurious ground-floor bathroom
- Two modern shower rooms (one on each upper floor)
- Utility room with kitchen and garden access
- Gas central heating and full double glazing

EXTERNAL FEATURES

- First-floor suntrap balcony facing the sea
- Inviting enclosed front garden, facing south with a coastal outlook
- Generous enclosed rear garden
- Detached single garage
- Unrestricted on-street parking

⬆ *A warm welcome*

A grand arched entrance opens into a light-filled reception hall that showcases the home's period proportions and charm. An open fire with a handsome period surround is an inviting focal point. A WC cloakroom and a store are accessible from here.



THREE BRIGHT RECEPTION ROOMS FOR *Relaxation and dining*

The living room, with its south-facing bay window and open fire, enjoys calming coastal views. In addition to the attractively tiled fire surround, the space is further refined by soft-toned décor, cosy carpeting, original cornicing, and a picture rail.



To the rear, two further reception rooms offer flexibility, situated within a recent extension that benefits from plentiful natural light via numerous rooflights. The garden room with French doors to the outside, the formal dining room, and the kitchen are all interconnected, creating a convivial layout for daily living and entertaining.

Well-appointed kitchen

The kitchen strikes a balance between modern convenience and classic country charm, featuring natural wood cabinetry, generous downlit worktops, and a striking blue AGA. Appliances include an under-counter dishwasher and an integrated fridge. A utility room with rear garden access houses a freestanding washing machine, a tall fridge, and a chest freezer.





Principal suite

FEATURING SEA VIEWS,
USEFUL STORAGE, AND
A MODERN WET ROOM

Secluded and conveniently located on the ground floor, within a skylit side extension enjoying south-facing sea views, the principal suite boasts generous bedroom space, allowing for a comfortable sitting area. Also featuring built-in storage and a bright wet room, the suite is equally suitable for guests or live-in relatives.



“THREE OF THE
DOUBLE BEDROOMS
ENJOY SEA VIEWS...”



Five double bedrooms

PLUS A QUIET HOME STUDY

Across two upper floors are five spacious double bedrooms (three with washbasins) and a bright study with storage and a peaceful position in the home, ideal for remote working. Three of the double bedrooms enjoy sea views, with one opening onto the balcony, and two benefit from built-in storage.



First-floor suntrap balcony



ONE OF THE DOUBLE BEDROOMS
OPENS ONTO THE BALCONY
FACING THE SEA



Multiple washrooms ACCOMMODATING BUSY FAMILY SCHEDULES



Alongside the principal suite's wet room and the entrance hall WC, there is a ground-floor bathroom and a shower room on each upper floor. All are light-filled and fitted with modern fixtures. The bathroom features a classical four-piece suite, including a sumptuous claw-foot bath and bidet.

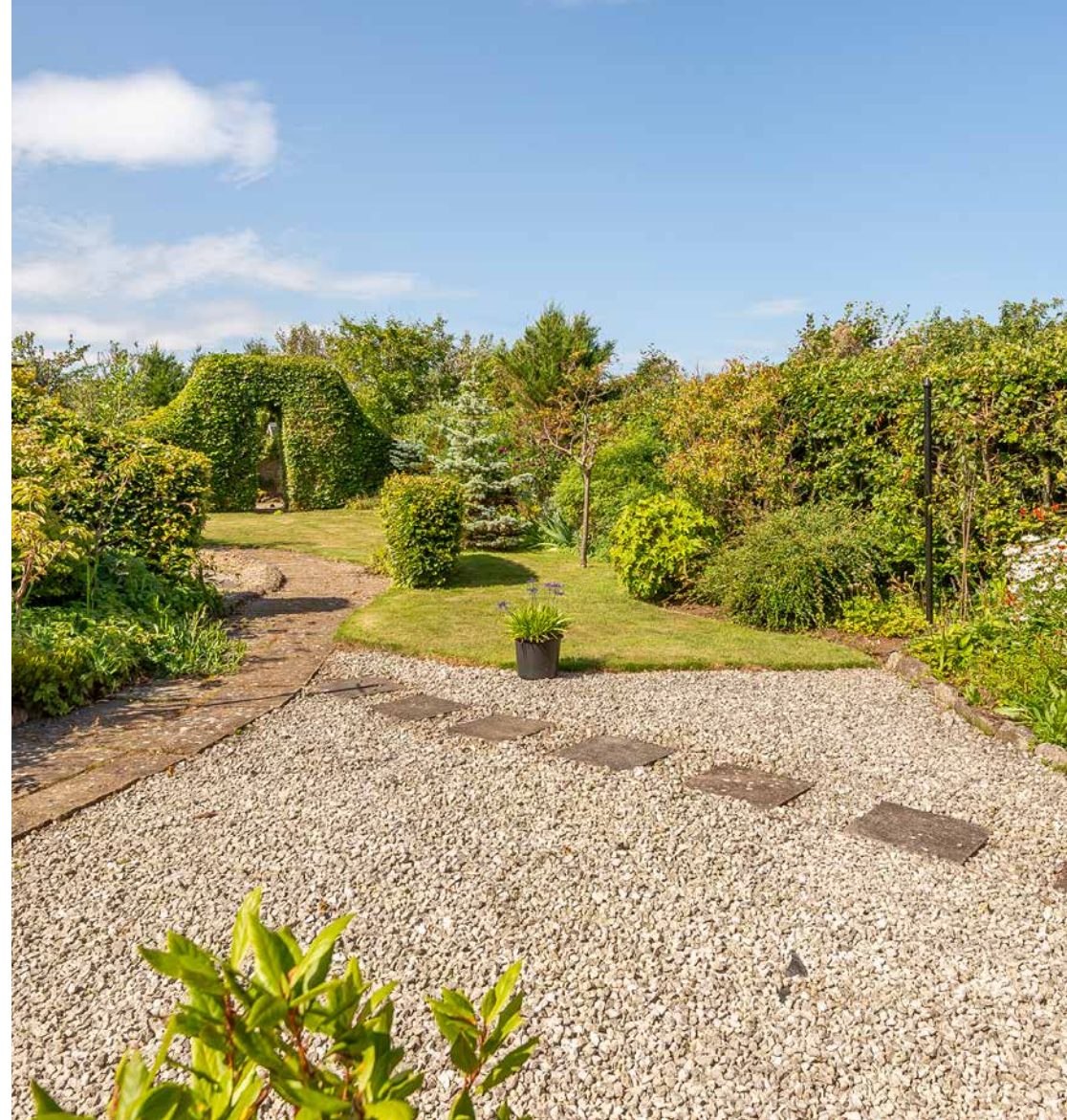


Beautiful enclosed gardens

AND PRIVATE GARAGE PARKING



To the front, a south-facing, established garden, with colourful flower beds and a central gated path, enhances kerb appeal. The sizeable enclosed rear garden features mature greenery, a shaped lawn, a gravelled terrace, and a secluded seating area.



A private, detached single garage is located along a rear lane, with gated access from the garden, and additional unrestricted street parking is available.

Extras: The sale includes all fitted floor coverings, window coverings, light fittings, and integrated/freestanding appliances.



Crail, Fife

THE HARBOUR VILLAGE
OFFERS A DESIRABLE
COASTAL LIFESTYLE

Perched on the easternmost edge of Fife with stunning views across the North Sea, the harbour village of Crail offers a desirable coastal lifestyle within easy reach of St Andrews, Dundee, and the central belt. The historic fishing village enchants locals and visitors alike with its winding cobbled streets, quaint fishermen's cottages and idyllic harbour, which is sheltered by rugged cliffs, where you can enjoy fresh crab and lobster. It is served by an excellent range of local services and amenities, which include a small supermarket, independent retailers, and a pharmacy, plus a choice of cafes and a traditional hotel with a cosy bar and restaurant. Further retail outlets, including several major supermarkets, are available in nearby St Andrews. Crail also benefits from two 18-hole courses at the Crail Golfing Society, and visitors can enjoy a round at the famous Balcomie or Craighead Links. Kingsbarns Golf Club is also only a few miles away. Owing to its position on both the Fife Coastal Path and the Fife Coastal Route, Crail is a popular stop-off for visitors arriving by car, bike, or on foot, and offers plenty of tourist attractions, including a museum and heritage centre. Early years and primary schooling are provided locally at Crail Primary School, followed by secondary education at Waid Academy in neighbouring Anstruther. Crail is 20 minutes' and 90 minutes' drive from St Andrews and Edinburgh respectively, and also benefits from regular public bus links.





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All sizes are approximate.