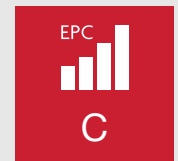
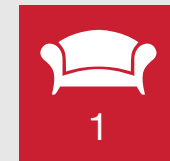




Thorntons 
The right way to move

1 Craighead Farmhouse

Crail, Fife, KY10 3XN





This main-door lower apartment is situated near Crail and forms part of a handsome, stone-built converted farmhouse adjacent to Craighead Golf Course and overlooking the sea and Balcomie Golf Course. It offers three bedrooms, a generous open-plan living room and kitchen, and two shower rooms, all enhanced by beautifully presented, contemporary interiors. Externally, the apartment is accompanied by a large private garden and benefits from private parking.

The property's private front door opens into a practical entrance vestibule with space for furniture items, coat and shoe storage, flowing through to a welcoming hall. Following the hall along to the right, you reach the sociable heart of the home: the open-plan kitchen and living room, fronted by a bay window framing wonderful views and featuring French doors opening onto a patio in the front garden. The living area offers plenty of space for a selection of lounge furniture, whilst the adjoining kitchen can comfortably accommodate a six-seater dining table and is fitted with attractive, modern wall and base cabinets, spacious worktops, and splashback tiling. Integrated appliances comprise an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine.

Features

- Main-door lower apartment near Crail
- Part of a converted farmhouse
- Views of the golf course and sea
- Attractive, modern interiors
- Large entrance vestibule and hall
- Open-plan dining kitchen and living room
- Three double bedrooms with storage
- One en-suite shower room
- Separate shower room
- Large private front garden
- Small rear garden
- Private parking
- Oil-fired central heating and double glazing





“Enhanced by
beautifully presented,
contemporary interiors”





The apartment accommodates three well-proportioned double bedrooms, all accompanied by built-in storage and enjoying neutral décor. The principal bedroom has the additional luxury of an en-suite shower room comprising a large shower enclosure, a pedestal basin, and a WC. A separate shower room completes the accommodation and features a double shower cubicle and a WC-suite set into storage. Oil-fired central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property is accompanied by a large, private front garden, predominantly laid to lawn and enjoying wonderful views over the adjacent golf course and the sea beyond. There is also a low-maintenance garden area to the rear and the apartment further benefits from private parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Crail

Perched on the easternmost edge of Fife with stunning views across the North Sea, the harbour town 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. The town 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 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.

Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburgea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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