


Thorntons 
The right way to move

VIEWFIELD

— Kirklands, Crail, Fife KY10 3XL —



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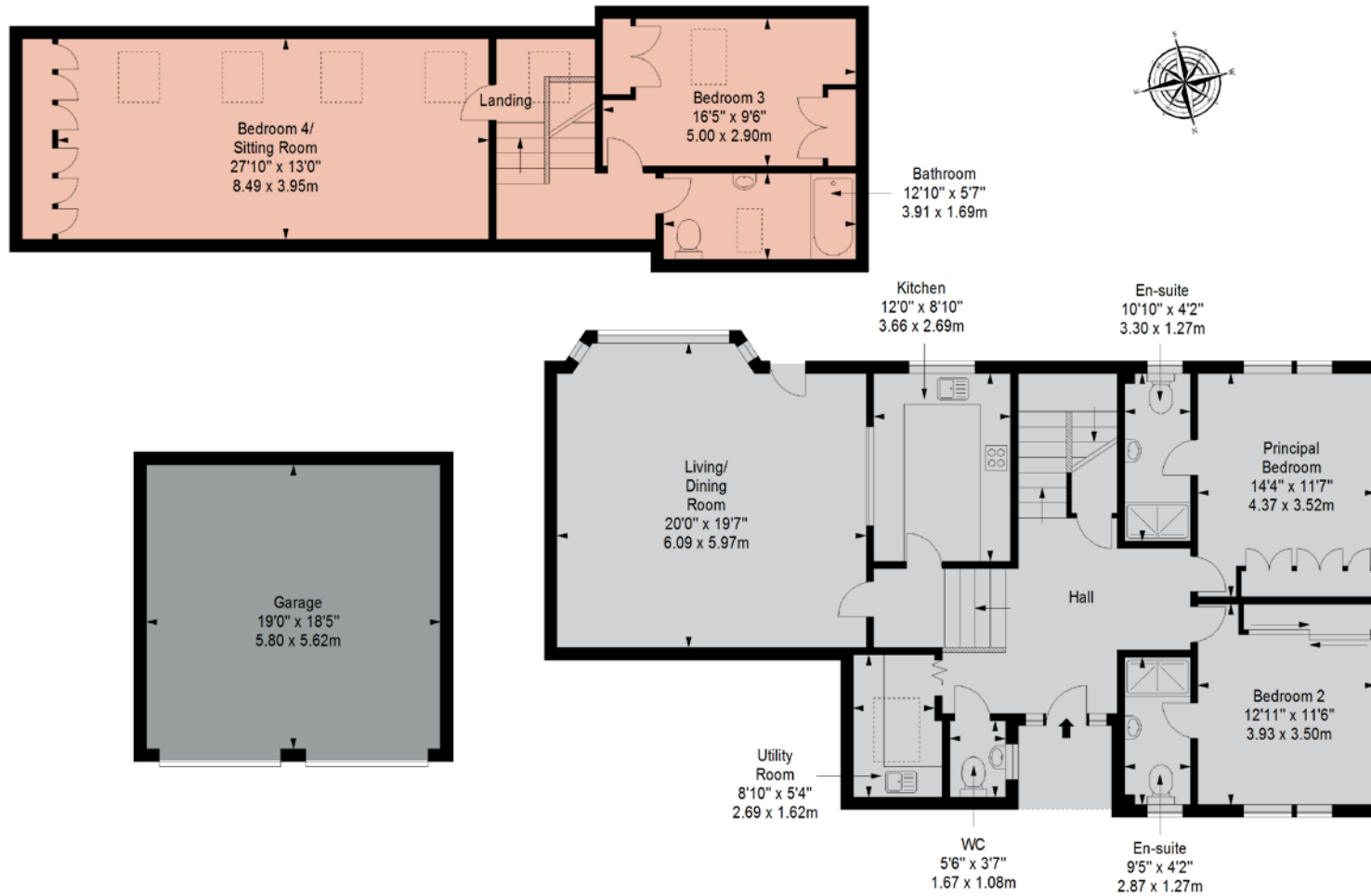
PROPERTY NAME
Viewfield

LOCATION
Crail, KY10 3XL

APPROXIMATE TOTAL AREA:
184.8 sq. metres (1989.2 sq. feet)

Ground Floor - First Floor - Garage -

The floorplan is for illustrative purposes. All sizes are approximate.





SPACIOUS ATTACHED HOME

with a peaceful coastal setting



GENERAL FEATURES

- Spacious four-bedroom attached home in a peaceful coastal setting
- Desirable location just outside Crail
- Far-reaching sea views across open countryside
- Beautifully presented interiors with generous proportions throughout
- Solid wood flooring enhancing the main living areas
- Solar panels and battery contribute to efficiency and lower running costs
- Excellent access to Crail, Anstruther, St Andrews, and Dundee
- Well placed for local amenities, schooling, and transport links
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming split-level entrance hall with storage
- Expansive open-plan living and dining room with panoramic views
- Flexible upper sitting room/fourth bedroom with Velux windows
- Well-appointed kitchen with integrated appliances and serving hatch
- Separate utility room with additional storage and natural light
- Convenient ground-floor WC
- Generous principal bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted wardrobes and en-suite facilities
- Further double bedroom with built-in storage on the upper floor
- Bright family bathroom with curved bath and overhead shower

EXTERNAL FEATURES

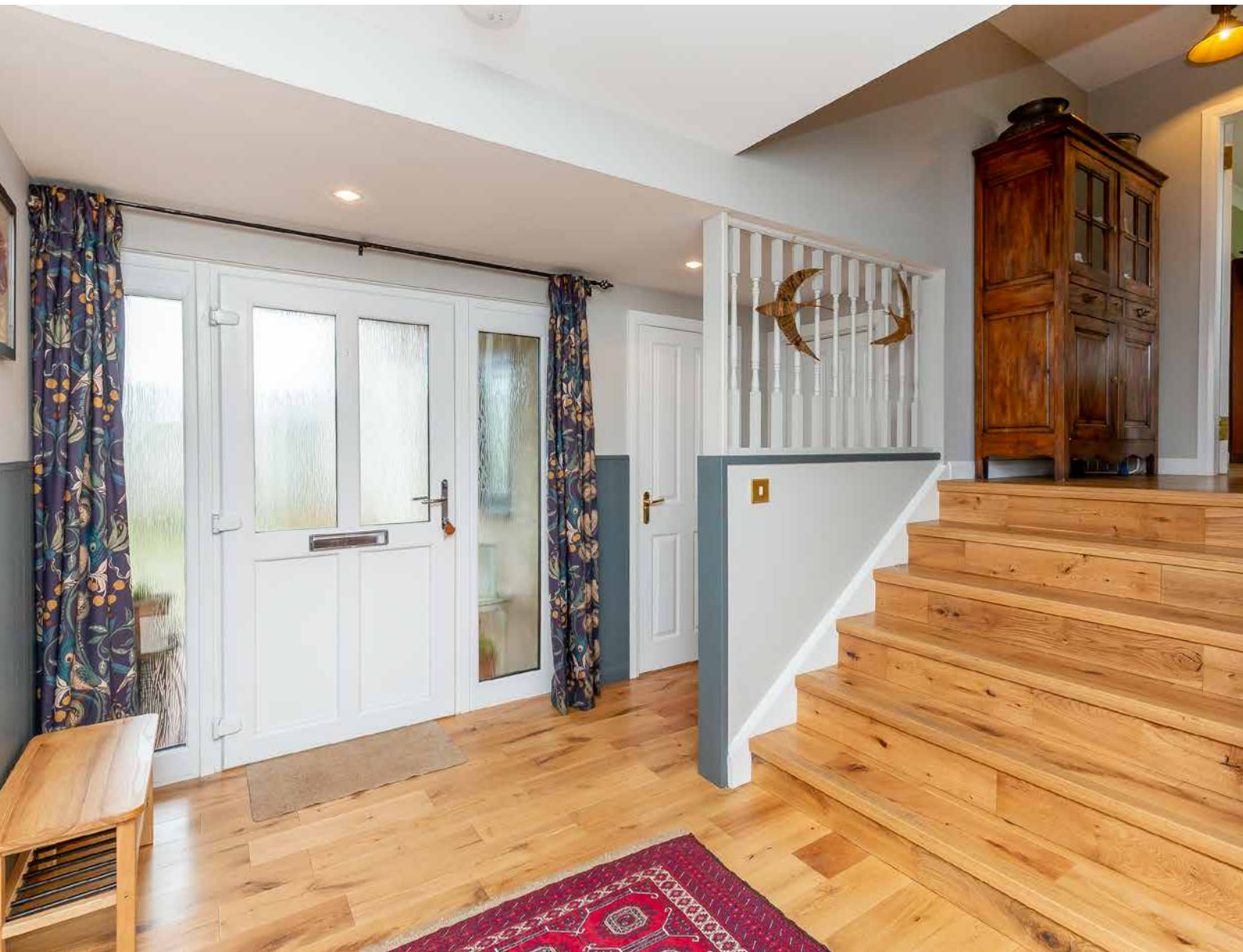
- Front and rear gardens with mature planting
- Large patio ideal for outdoor dining and entertaining
- Beautiful open outlook towards the sea and coastline
- Detached double garage providing excellent parking and storage
- Attractive, well-maintained setting within a sought-after development

Enjoying a peaceful semi-rural setting just outside the picturesque East Neuk town of Crail, this substantial four-bedroom attached house combines spacious, highly flexible accommodation with open sea views and beautifully maintained gardens. The interiors are attractively presented throughout, with solid wood floors, generous proportions, and a light-filled ambience, particularly

within the expansive open-plan living and dining room. The home offers four bedrooms, including two with en-suite facilities, a further family bathroom, a guest WC, and a versatile sitting room or fourth bedroom. Outside, there are landscaped gardens to the front and rear, a patio for entertaining, solar panels, a detached double garage, and a private driveway.



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Welcoming SPLIT- LEVEL HALL

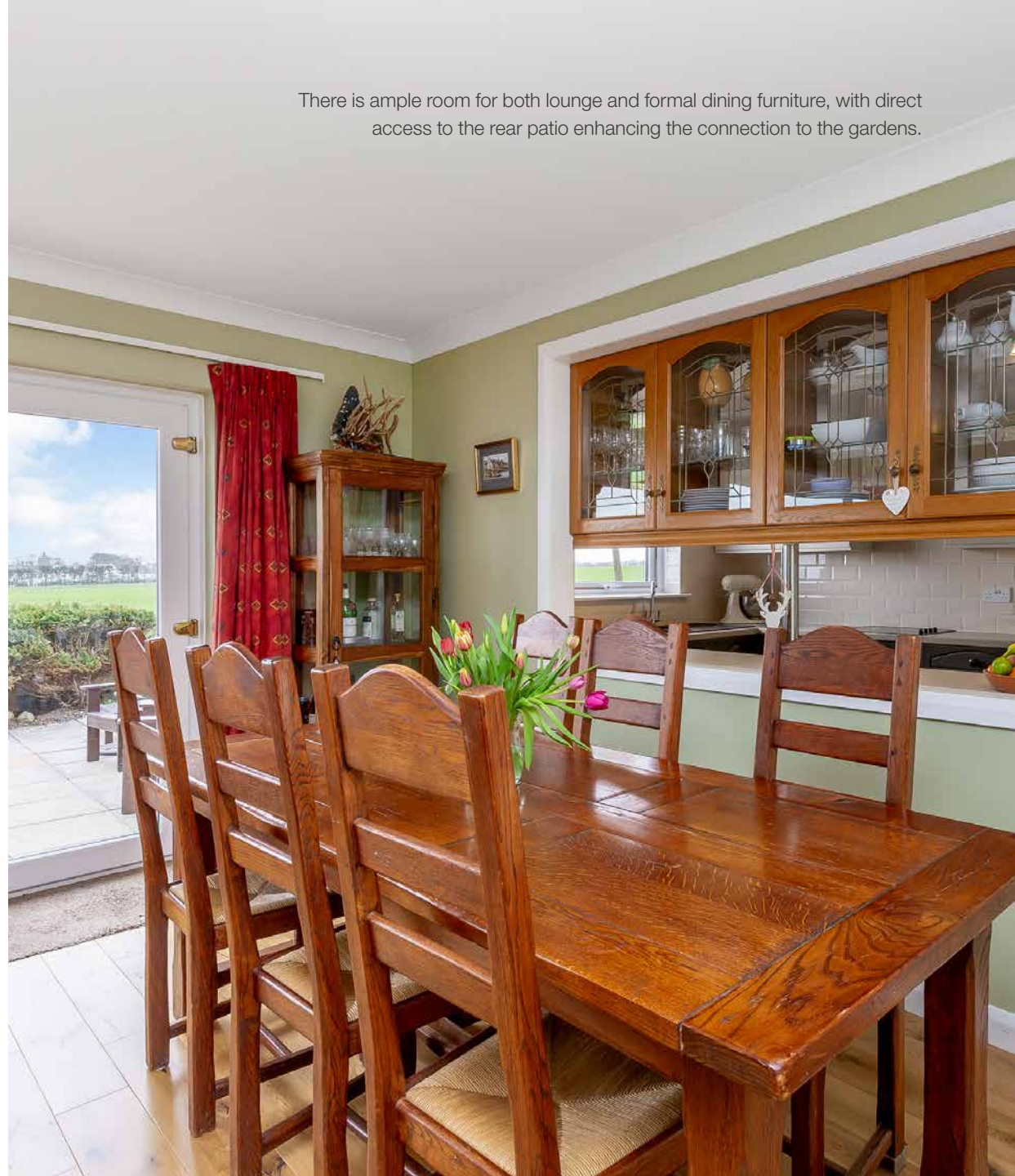
The home opens into an inviting split-level entrance hall with attractive solid wood flooring, storage, and a guest WC. A broad staircase rises to the upper floor, whilst the generous proportions immediately establish the spacious feel that continues throughout the property.



EXPANSIVE

living and entertaining space





There is ample room for both lounge and formal dining furniture, with direct access to the rear patio enhancing the connection to the gardens.



THE HEART

of the home

The heart of the home is the impressive open-plan living and dining room, offering exceptional space for both relaxation and entertaining. Solid wood floors flow throughout, whilst a large south-facing picture window and glazed door frame stunning uninterrupted views across the surrounding fields towards the coastline.



SITTING ROOM/ FOURTH BEDROOM

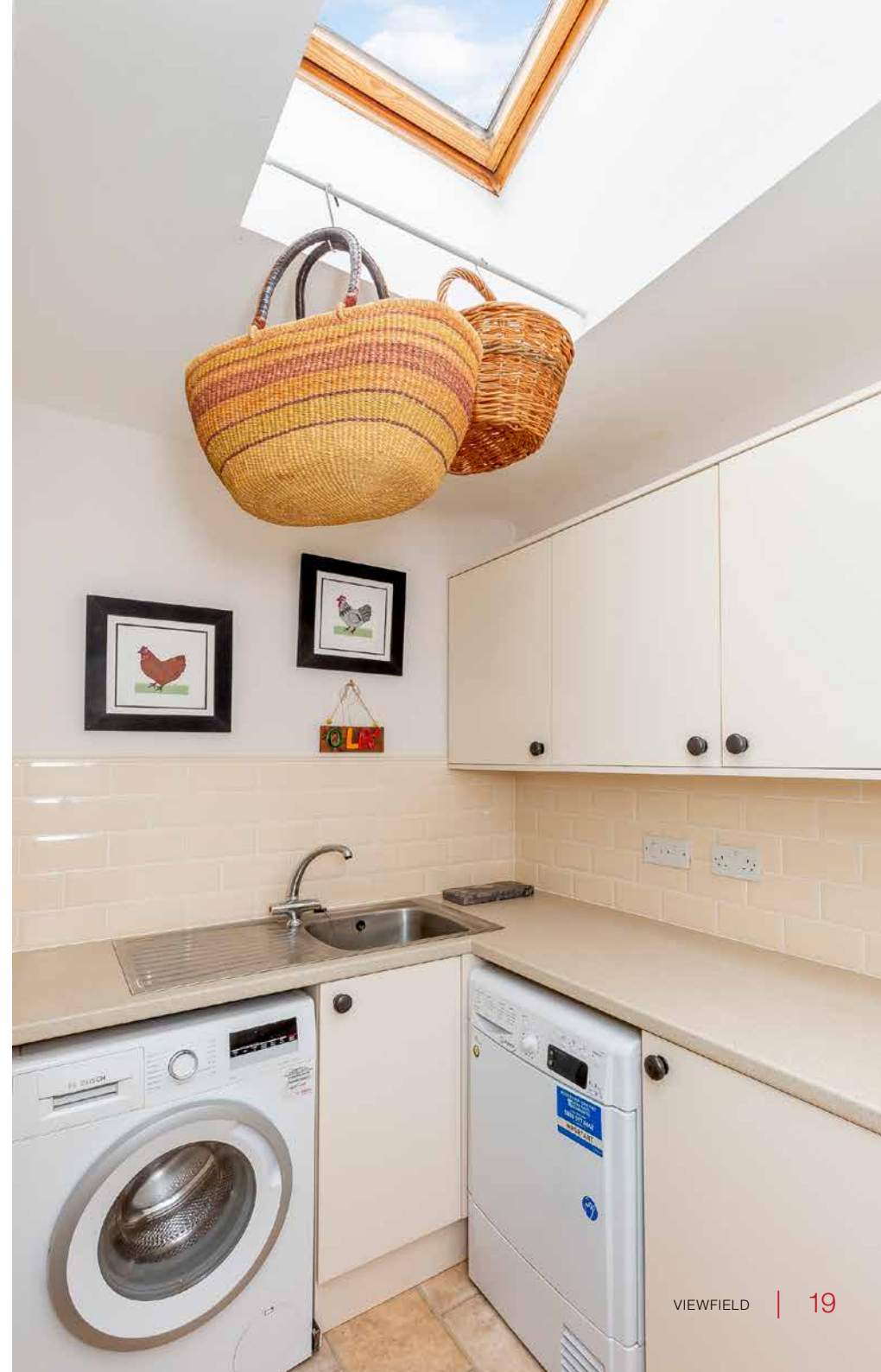
Upstairs, the sitting room provides superb additional flexibility as a family room, home office, studio, or fourth bedroom.



The view from the sitting room

Well-appointed KITCHEN

The kitchen is classically styled with cream and grey cabinets, generous worktops, and tiled splashbacks. Open serving access to the dining area creates a sociable feel, whilst windows frame attractive open views. There is access from the lower-level hallway to a skylit utility room with additional storage and appliance space.



“Open serving access to the dining area creates a sociable feel, whilst windows frame attractive open views.”



Generous PRINCIPAL SUITE

The principal bedroom is a particularly sunny and restful retreat, enjoying a peaceful garden-facing position, fitted wardrobes, and a contemporary en-suite shower room.





A second double bedroom on the ground floor also benefits from fitted wardrobes and an en-suite shower room.



FLEXIBLE BEDROOMS

for family and guests



Upstairs, the third bedroom is a comfortable double with built-in storage, whilst the substantial upper sitting room offers excellent flexibility as an additional bedroom if required.



STYLISH BATHROOMS

and guest facilities

In addition to the two en-suite shower rooms, the property includes a bright family bathroom with a P-shaped bath, overhead shower, and neutral tiling, as well as a useful ground-floor WC off the hall.



LANDSCAPED GARDENS

with sea views



The gardens are beautifully maintained and designed to make the most of the spectacular outlook. To the rear, a patio provides an ideal setting for outdoor dining and entertaining, bordered by established shrubs, heathers, and attractive planting. The front garden is equally appealing, with mature trees, flowering borders, and seating areas.





PRIVATE PARKING

and double garage

A detached double garage provides excellent parking, storage, or workshop space, complemented by private driveway parking. Solar panels mounted on the roof further contribute to the home's efficiency and long-term running costs.

Extras: The sale includes all fitted floor and window coverings, light fittings and appliances. Integrated appliances include oven, microwave, refrigerator and electric hob. Freestanding appliances include dishwasher, freezer, washing machine and tumble dryer.



CRAIL *Fife*

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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