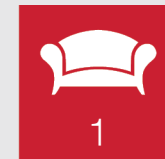




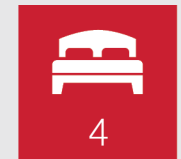
**Thorntons**   
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## Merchant's Rest, Forelands Court

18 Marketgate South, Crail,  
Anstruther, Fife, KY10 3TL



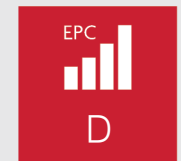
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2



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This four-bedroom, two-bathroom duplex apartment is located in the picturesque coastal village of Crail, a short stroll from local conveniences. It benefits from a sunny seating balcony with sea views, plus access to private and shared gardens. Additionally, there is an external cabin and unrestricted on-street parking. The property spans ground and lower-ground levels, with a south-facing aspect and subtle contemporary décor creating an exceptionally bright and airy home.



The apartment enjoys a quiet off-street setting, with its main door entrance approached via an arched vennel and courtyard. Once inside, a vestibule leads into a welcoming hall with good storage and durable honey-coloured flooring that continues into the adjoining reception room. The multi-aspect reception room offers a bright and flexible space for relaxation and dining, with patio doors opening onto the coastal-facing balcony.

## Features

- Desirable coastal village address
- Main-door duplex apartment with tasteful décor
- Vestibule and hall with storage
- Sunny living/dining room with a sea-facing balcony
- South-facing integrated kitchen
- Three double bedrooms (two with storage)
- One single bedroom/study with storage
- Two stylish shower rooms
- Utility/boot room with external access
- Private south-facing garden and patio with shared lawn
- Private external cabin, ideal office/gym
- Ample unrestricted on-street parking
- Gas central heating and double glazing



“The high-end interiors promise space and versatility, while a sea-facing balcony provides a sunny spot for alfresco dining.”





Also leading off the hall is a stylish, south-facing kitchen that is streamlined with fully integrated appliances comprising a fridge freezer, a Bosch dishwasher, and a Smeg double oven and gas hob with a feature hood. Discreet space for a washing machine is provided in a large downstairs utility/boot room with external access. Completing the upstairs are two double bedrooms with fitted wardrobes, a sunny single bedroom/study with storage, and a stylishly tiled shower room with a rainfall shower, a WC suite, and plentiful vanity storage. The principal bedroom and a second chicly-appointed shower room are located on the lower ground floor, fanning off a hallway and effectively creating a secluded suite. All bedrooms in the home are plushly carpeted for optimum comfort. Gas central heating and full double glazing provide warmth and efficiency.

Outside, to the rear, there is a large communal lawn and a private garden area with a patio and useful cabin. To the front of the property, there is plenty of unrestricted on-street parking.

Extras: Included in the sale are all fitted floor coverings, blinds, and integrated kitchen appliances.





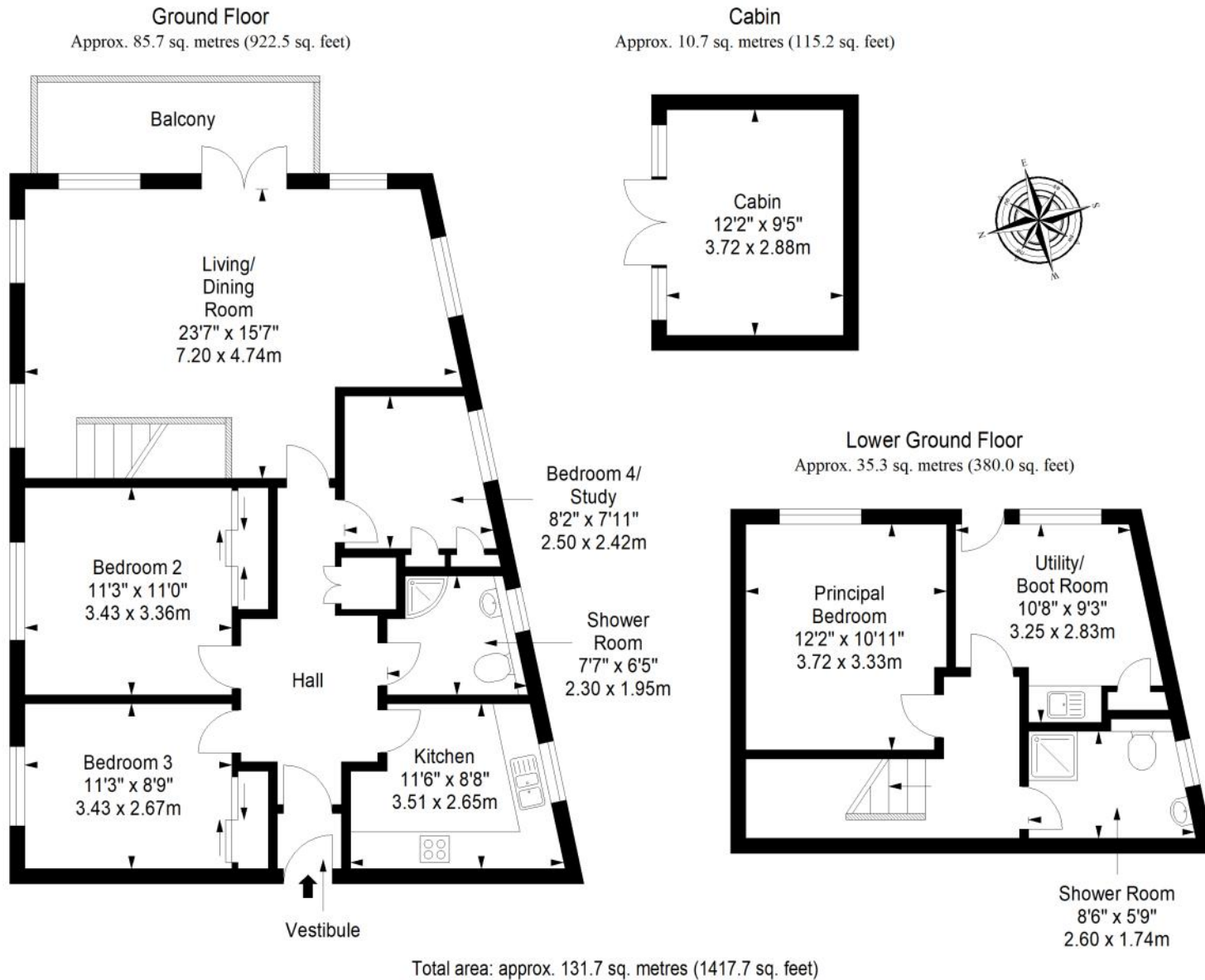
**Thorntons**  
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Flat 1, Forelands Court

## Crail, Fife

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 cafés, and three hotels with a bars and restaurants. 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





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