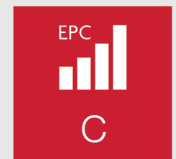




**Thorntons**   
The right way to move

## 4 Bowling Green Close,

Crail, Fife, KY10 3QZ







## Summary

Enjoying a superb coastal setting close to Crail's historic town centre, with beaches, scenic outdoor spaces and hiking trails all within easy reach, this detached home will appeal to a wide range of buyers. The accommodation includes two reception rooms, a breakfasting kitchen, three double bedrooms with built-in mirrored wardrobes, an en-suite shower room, a family bathroom, a utility room, a WC and excellent storage throughout. Externally, 4 Bowling Green Close benefits from private rear-enclosed gardens, along with a private driveway and garage.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Features

- Detached house in Crail
- Porch and hall with storage and WC
- Sun-facing living room, open to
- Spacious dining room with a rear porch access
- Breakfasting kitchen with fitted units
- Landing with storage
- Sunny main bedroom with a wardrobe and en-suite
- Two more comfortable bedrooms with wardrobes
- Family bathroom with overhead shower
- Handy utility room with cabinet space
- Private garden, enclosed to the rear
- Private driveway and garage parking
- Gas central heating and double glazing



“A well-presented three-bedroom detached house in Crail, ideally suited to couples, families and commuting professionals.”









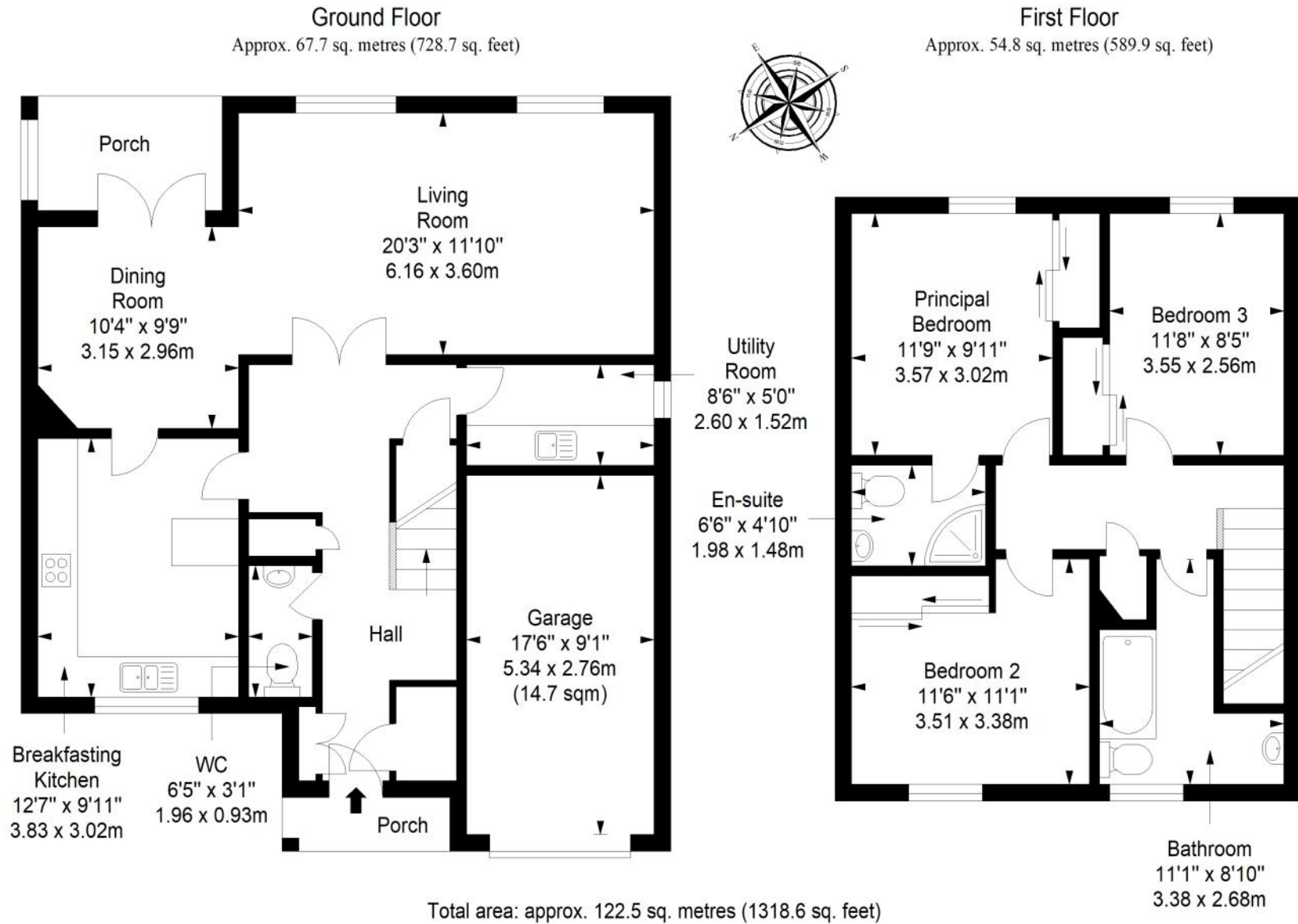
“4 Bowling Green Close enjoys an ideal position near Crail’s historic town centre and picturesque harbour, with excellent local amenities close by.”







# Floorplan





# Thorntons<sup>↑↓</sup>

The right way to move

## Our Branches

### ANSTRUTHER

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

### ARBROATH

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

### BONNYRIGG

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

### CUPAR

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

### DUNDEE

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

### EDINBURGH

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

### PERTH

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

### ST ANDREWS

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

### FORFAR

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland