



Offers Over £435,000  
5 Temple Crescent



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# Temple Crescent

Crail, Anstruther, KY10 3RS

Boasting fabulous views to the North Sea and Isle of May. This STONE BUILT END TERRACED VILLA enjoys a much sought after location within the scenic village of Crail. Accommodation retains much of its original features yet offers modern day living, comprises on the ground floor: Vestibule, Hall, Beautifully appointed lounge with bay window, formal dining room, breakfasting kitchen, Utility Room and downstairs Cloakroom WC. The upper floor accommodates three bedrooms and the Family bathroom. Quality sash and case double glazed windows. Gas central heating. Mature gardens with workshop. Viewing strictly by appointment.







### Entrance Vestibule

Access to this impressive property is through a traditional heavy timber external door. The Entrance Vestibule has tiled flooring and original cornice ceiling. Picture rail decoration. Cloaks hanging space. A small cupboard houses the electric meter and fuse box. A panelled and glazed door leads to the hall.

### Hall

The hall retains many of its traditional features that include, an arch, high cornice ceiling and original panel doors. Doors leading to the lounge, formal dining room and downstairs cloakroom WC. A curving Oregon Pine staircase rises to the upper level.

### Lounge

A tastefully appointed public room positioned to the front of the property with impressive Bay Window formation over looking the front garden and Temple Crescent. Focal point for the room is an attractive open gas fire which is set in cast iron with tiled surround and heavy timber mantle. Recessed arched alcove with cupboard and individual lighting. Picture rail decoration and full cornice to the ceiling.



### Formal Dining Room

A second spacious well presented public room which is located towards the rear of the property with window formation looking to the enclosed rear garden. Built in Press style Cupboard. Picture rail decoration. Internal doors lead to the hall, the breakfasting kitchen and the Utility/Laundry Room.

### Breakfasting Kitchen

The breakfasting kitchen enjoys a good supply of light oak finished floor and wall storage units, wipe clean work surfaces with inset stainless steel sink, drainer and mixer tap and tiled splash backs. Integrated conventional electric oven and four burner gas hob. Concealed work top lighting. An external door exits to the side. The small breakfasting area has further wide French doors also opening into the enclosed mature garden. A further deep cupboard houses the gas combi central heating boiler and allows for additional storage. Cornice and down lighters to the ceiling. Tiled flooring.

### Utility/Laundry Room

Accessed from the dining room the very spacious Utility room enjoys wall mounted units, wipe clean surfaces with circular sink. Ample built in shelves. Ceiling mounted clothes drying pulley. Window formation.



### Cloakroom WC

The cloakroom WC is tiled throughout equipped with two piece suite comprises low flush WC and corner wash hand basin. Tiled flooring.

### Upper Level

#### Stairs and Landing

A beautiful Oregon Pine curving staircase rises to the upper level. The landing offers access to all three bedrooms and the Family Bathroom. A large sky light window formation allows for natural light.

#### Family Bathroom

The Family Bathroom is extensively tiled. Three piece suite comprises low flush WC, pedestal wash hand basin and large corner jacuzzi bath. Down lighters to the ceiling. Ceiling hatch access the loft space. Wood effect flooring. Opaque glazed window faces the rear.

#### Bedroom One

The superior sized main bedroom is located to the front of the property with double window formation offering fabulous views to the North Sea to included the beautiful Isle of May.



#### Bedroom Two

An excellent sized double bedroom which is positioned to the rear of the property with window formation over looking the enclosed mature gardens.

#### Bedroom Three

The third bedroom is a good sized single which is positioned to the front of the property with window formation offering scenic sea views to the south.

#### Garage and Outhouse (No Vehicle Access)

There is a garage with workshop located at the bottom of the rear garden. An up and over door offers access. IT SHOULD BE NOTED THAT THE GARAGE HAS NO VEHICLE ACCESS. There is on street parking to the front of the property.

#### Gardens

The property has beautiful mature gardens to the front and rear. The rear garden is enclosed and allows a great deal of privacy.

#### Heating and Glazing

The property has had full double glazing throughout. Mainly the more expensive sash and glaze windows, completed by the prestigious Finesse Glazing and Conservatories. Gas Combi Central Heating.





### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
132 sq m / 1424 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>67</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		<b>67</b>
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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