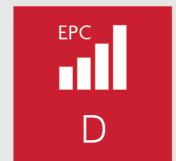
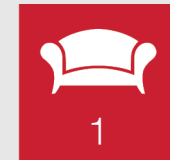




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22 Westgate,
Crail,

Anstruther, KY10 3RF





Summary

Tucked within the charming coastal East Neuk village of Crail, this B-listed 18th-century semi-detached home enjoys superb sea views and retains many historic features. It is in an exceptional position above the beach and harbour, both accessed via the Hen's Ladder path. The bright, spacious dual-aspect living room has a solid wood floor and multi-fuel stove, and flows into a dining kitchen with rear garden access. The double bedroom with sunset views is complemented by a study/dressing room/child's bedroom. The mature garden has sea views and a wash house providing ample storage. It has vehicle access for dropping-off, and on-street parking. Extras: All fitted floor and window coverings, light fittings, and appliances are included.

Features

- 18th-century semi-detached cottage in Crail
- Superb sea views and located in secluded green space
- Hen's Ladder path for quick access to the harbour and beach
- Sunny living room with solid wood floor, log burner and press
- Dining kitchen with double-aspect windows and garden access
- Sunset-facing double bedroom with study/dressing room/child's bedroom off
- Private garden with outdoor seating
- Original wash house with double Belfast sink, wash boiler and storage
- Mains gas combi-boiler and double glazing
- On-street parking



This seaside home offers a living room, a dining kitchen, a double bedroom with a study/child's bedroom, a bathroom, storage, and gardens with a wash house.





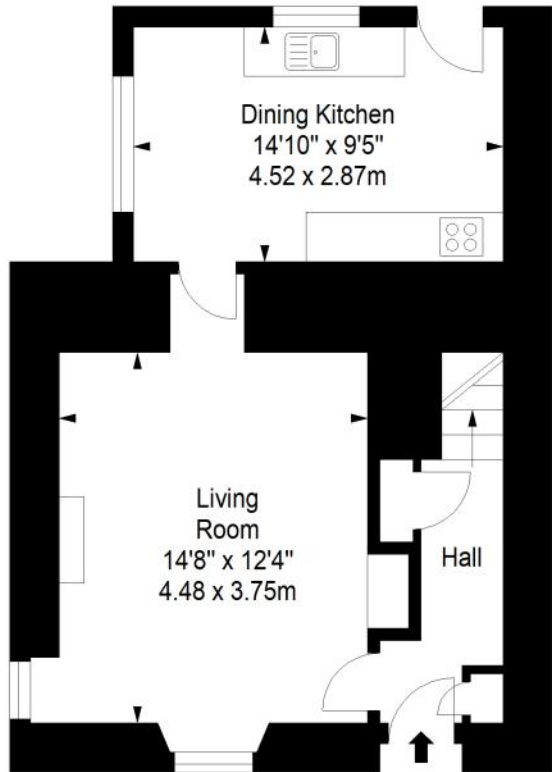


Set in the heart of picturesque Crail, historic 22 Westgate sits above the harbour and beach, with sea views, direct harbour and beach access, all a short walk to local amenities.

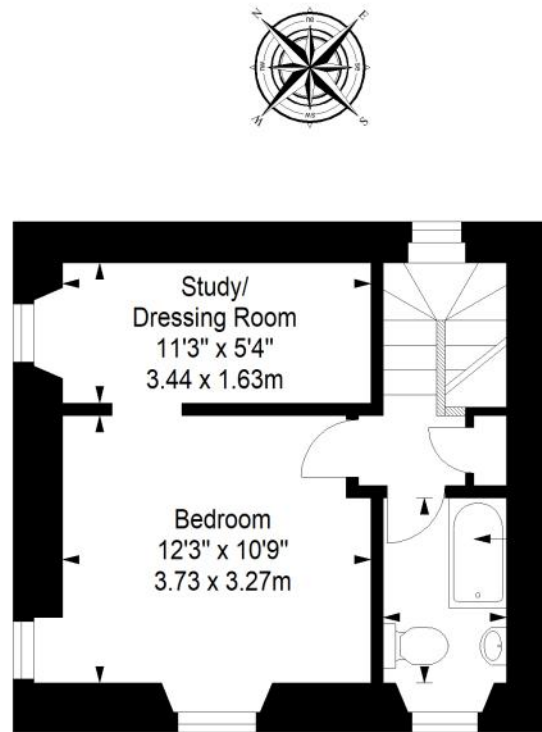


Floorplan

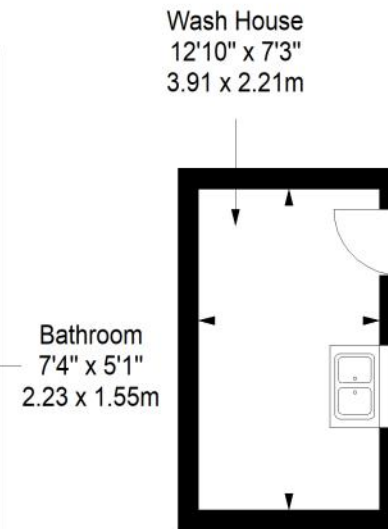
Ground Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.2 sq. feet)



Wash House
Approx. 8.6 sq. metres (92.6 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 sq. feet)



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