



## 2 Carr Crescent Crail

Anstruther, Fife  
KY10 3XR





This spacious four-bedroom detached property enjoys a peaceful address in the sought-after coastal village of Crail, served by good everyday amenities. Presented with a tasteful contemporary finish, the family-orientated interiors boast multiple washrooms and generous living space. The appealing residence occupies a wraparound plot with a private driveway, an attached garage, and manicured gardens that are south-facing and secure to the rear.

Welcoming you inside is a vestibule with cloak storage and an adjoining hall featuring a convenient WC. These light and airy entrance areas are laid with practical wood-inspired flooring. This flows seamlessly into the reception areas, interconnected and bathed in natural light. The living room caters for year-round relaxation with a homely living-flame fire and French doors opening onto the garden. There is also double-door access into the dining room that comfortably accommodates a six-seater table. Across the hall, the south-facing kitchen boasts a two-seater peninsula, ideal for breakfasts and morning coffee.

## Features

- Desirable coastal village setting
- Detached house with bright and stylish interiors
- Vestibule and hall with WC
- Living room with fireplace and garden access
- Dining room, connected to the living room
- Integrated breakfasting kitchen with garden access via a utility room
- Four double bedrooms (option for a study)
- Principal en-suite shower room
- Family shower room
- Good built-in storage
- Neat gardens, south-facing and secure to the rear
- Private driveway and attached single garage
- Gas central heating and triple glazing



“A comfortable modern family home with four versatile bedrooms, multiple washrooms, and plentiful living space.”





This light-filled area comes well-appointed with stylish softly toned cabinetry, an illuminated worktop, and fully integrated appliances including a fridge freezer, a dishwasher, an electric hob, and a double oven. An adjoining utility room (with external access) discreetly houses an under-counter washing machine with space for a dryer. Completing the ground floor is a cosy double bedroom/study fitted with a mirrored wardrobe. The remaining three bedrooms are spacious doubles on the first floor, all carpeted for optimal comfort. The luxurious principal suite features fitted mirrored wardrobes and a skylit en-suite shower room, while a deluxe family shower room completes the upper level. The home is kept warm and efficient via gas central heating and full triple glazing.

Outside, the property is hugged by immaculate lawns. The securely enclosed rear garden also enjoys attractive plant borders and a suntrap dining terrace. A two-car driveway and an attached single garage provide ample private parking.

Extras: The sale includes all fitted floor coverings, blinds, integrated appliances, and the freestanding washing machine.

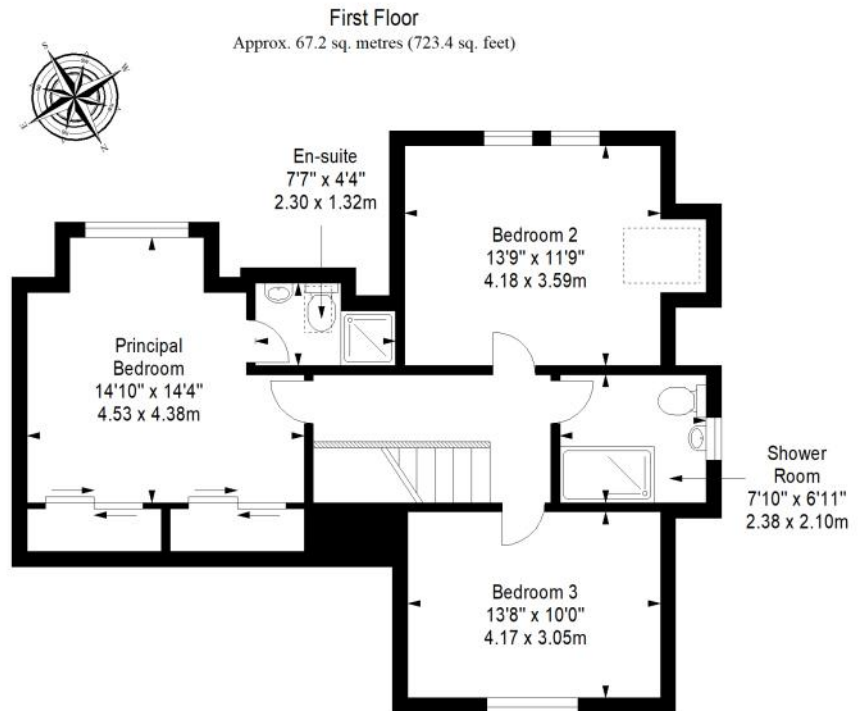
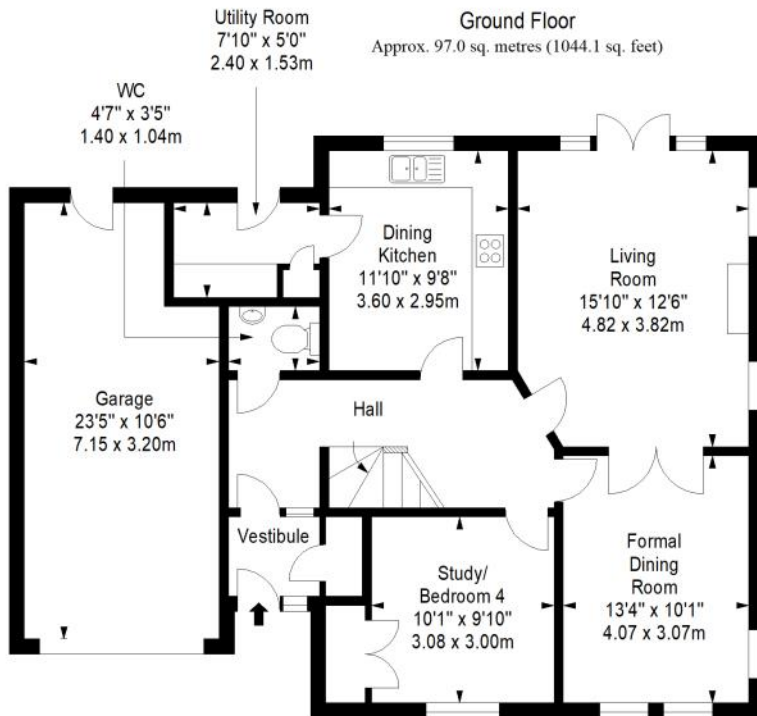




## Crail, Fife

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. 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 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 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



Total area: approx. 164.2 sq. metres (1767.5 sq. feet)



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