



Galbraith

14 WESTGATE SOUTH
CRAIL, ANSTRUTHER

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14 WESTGATE SOUTH, CRAIL, ANSTRUTHER

Maisonette flat set in a lovely position with outstanding views over Crail Harbour and beyond

Anstruther 4 miles ■ St Andrews 10 miles ■ Edinburgh 53 miles

Offers over £275,000

- Open-plan sitting/dining room. Kitchen. 3 bedrooms (1 en suite). Bathroom.
- Summer house and garden terrace.
- Elevated position with outstanding views across Crail harbour.
- Ideal as permanent or second home.
- Parking available on street and to rear of property.

Galbraith

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 OnTheMarket



General

14 Westgate South is situated on the edge of the popular East Neuk village of Crail. The property sits in an elevated position and benefits from uninterrupted views over the harbour, Firth of Forth and beyond. Crail offers a good range of local services and amenities. From Crail there is easy access to all the other villages of the East Neuk including Anstruther, Cellardyke, St Monans, Pittenweem and Elie, as well as up to St Andrews which is about a 20 minute drive to the north. The ancient, historic and cosmopolitan town of St Andrews has an excellent range of shops, services and facilities along with a highly regarded and historic university. About 18 miles to the north west lies Cupar, Fife's bustling country market town, also offering an excellent range of facilities. In terms of city amenities, Dundee is within a 45 minute drive to the north, with Edinburgh about an hour and 20 minutes to the south.

Crail offers ready access to some particularly stunning countryside and coastline, the result being an excellent setting for the outdoor enthusiast with walking, cycling, sailing and riding all readily available. Golfers in particular are especially well catered for with an unrivalled selection of highly rated courses within easy striking distance including the well-known links at Crail, Kingsbarns, Elie and many top courses in and around St Andrews. In terms of days out the East Neuk offers many options with beaches and walks, whilst there are a number of National Trust for Scotland properties in the area including Kellie Castle, Falkland Palace and Hill of Tarvit. State schooling is available locally with private schooling being provided at St Leonards in St Andrews and The High School of Dundee. In early June this year, a new direct rail link to Edinburgh will open in Leven and Cameron Bridge with hourly services. There are also main line railway stations in Cupar, Leuchars and Markinch with Edinburgh airport about an hour and a quarter to the south. The regional airport at Dundee offers a range of short haul flights.

Description

14 Westgate South comprises a first and attic floor maisonette extending to about 118 sqm and is built of cavity brick construction with harled walls and a tiled roof. The property would benefit from modernisation and is entered through a communal entrance and upstairs to first floor level. The internal door leads into a hall which has a large storage cupboard, bathroom and access to the attic floor. This leads into the open plan sitting/dining room which has large windows with views over Crail harbour along with the kitchen which leads off from this room. The two bedrooms are accessed from the sitting/dining room and are situated to the rear of property. The main bedroom is at attic floor level and again has large windows views overlooking the harbour. There is a WC and a separate bathroom with shower over bath. A door leads into a good sized attic store which completes the accommodation at this level.

Accommodation

Ground Floor: Shared Hall. Under stair store.

First Floor: Open-plan sitting room/dining room. Kitchen. 2 bedrooms. Bathroom.

Second Floor: 1 bedroom with en suite WC and separate bathroom with shower over. Door to attic room.

Outside

A vennel is situated at the side of the property giving access to the garden which has a terraced area and timber summerhouse. Parking is available on street. There is also a vehicular right of access over the adjacent green to the garden terrace. The garden terrace was used to park two cars on, for a long period, and is legally allowed for that purpose, it can easily be changed back to accommodate parking again if required.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band E	D	YES - Plusnet	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>





SECOND FLOOR WINDOW

The vendors will replace the single glazed window in the main bedroom on the second floor with a modern PVC window of similar design to the one in the reception room. Contact the selling agents for more information.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Shared staircase with under stair cupboard. A venal leads from Westgate South to the garden terrace and summer house. A vehicular right of access exists from Westgate South across the green to the garden terrace.

DIRECTIONS

From the centre of Crail continue in a westerly direction on High Street in the direction of Anstruther. 14 Westgate is situated on the left hand side just beyond High Street before leaving Crail.

POST CODE

KY10 3RF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
Deeds.fuss.stunt

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

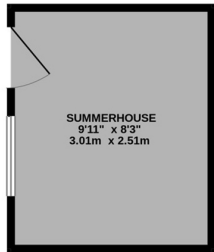
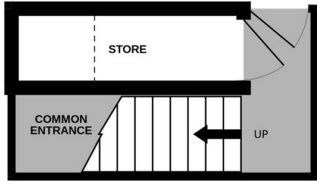
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.



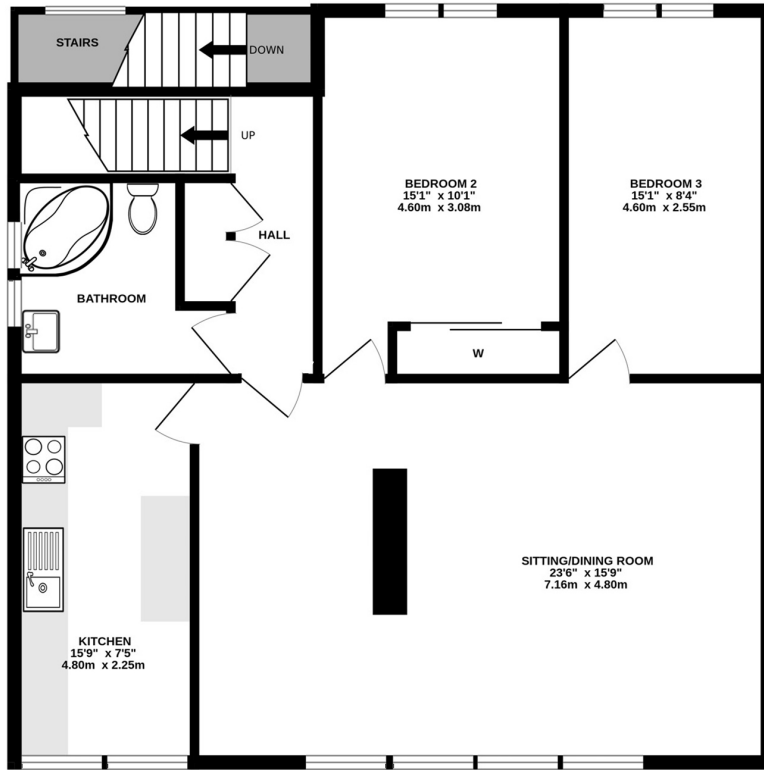




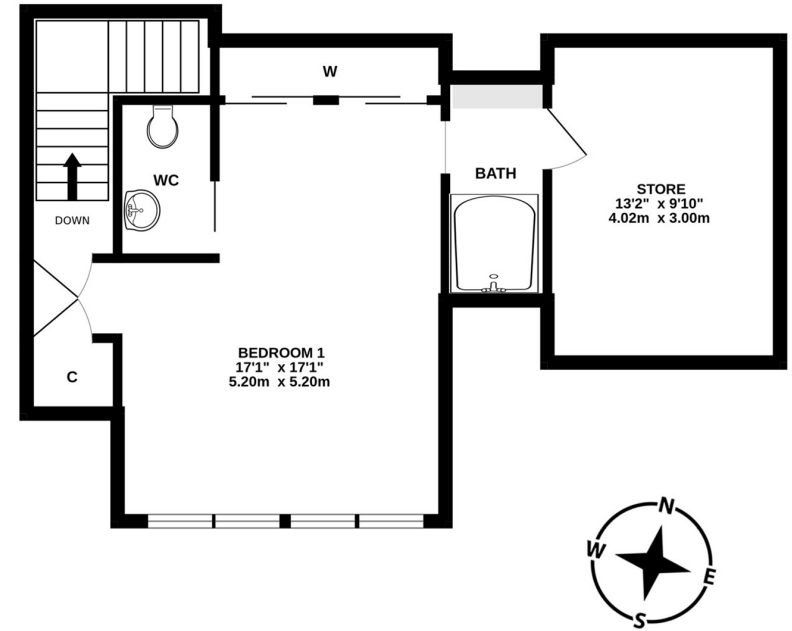
GROUND FLOOR
31 sq.ft. (2.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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