



103 Sauchope Links Holiday Park, Crail, KY10 3XJ
Offers over £120,000

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OFFERS OVER
£120,000

This luxurious park lodge enjoys a wonderful elevated position close to the sandy beach on the shore, with stunning sea views. It is located on the outskirts of the picturesque and sought after fishing village of Crail with its famous harbour, beaches, shops, etc and only 10 miles from the medieval university town of St Andrews with its world famous golf courses, fine shops, restaurants and theatre.

103 is a beautifully presented chalet, in excellent decorative order and benefits from gas fired central heating backed up with sealed unit double glazing. It is less than 2 years old, barely used, and the lease on it has 23 further years to run. The annual rent together with site maintenance and rates etc is £4,602.00. This has been paid until March 2020.

The living area is a particular feature. This room is an open plan living room, dining room and kitchen, and the kitchen is fully fitted with integrated oven and hob, fridge and freezer and dishwasher. The lounge area features a wall mounted electric fireplace, and French doors which open to the south facing decked balcony.

Both double bedrooms are generously proportioned and the master bedroom has an en suite shower room fitted with w.c, sink and shower

cubicle. The family bathroom is equipped with a bath, w.c and sink. A cupboard in the hall provides storage and houses the boiler.

Outside, there is a driveway providing parking for multiple vehicles, and the decked balcony provides a delightful seating area with glazed balustrades so as to provide uninterrupted sea views.

Sauchope Links Holiday Park has extremely good facilities including heated outdoor swimming pool, recreation room with pool table, etc. Washing and laundrette facilities and an on site shop.





- Beautifully presented holiday chalet
- Excellent seaside location
- Stunning sea views
- Popular coastal village
- Lounge/dining room/kitchen
- Master bedroom with en suite shower room
- Second double bedroom
- Family bathroom
- Gas central heating, Double glazing
- Sea facing decking with glazed balustrade
- Parking space

INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated appliances
All furniture

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND N/A

EPC RATING

FLOOR AREA 50 sqm



Room Sizes

Approximate measurements

Lounge/dining/ kitchen	13'1" x 19'2"	4.00m x 5.85m
Bedroom 1	8'6" x 9'3"	2.60m x 2.81m
En suite	3'7" x 8'9"	1.09m x 2.66m
Bedroom 2	10'0" x 7'5"	3.05m x 2.27m
Bathroom	5'7" x 6'9"	1.70m x 2.07m

Plan demonstrative only



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