



CRAIL, EAST NEUK OF FIFE
53 HIGH STREET NORTH, KY10 3RA

SAYER BURNETT

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We are pleased to offer this thriving licensed guest house business in the charming old fishing village of Crail in the heart of the East Neuk, renowned for its atmospheric pantiled roofs, crow-stepped gables, twisting vennels, historic church and harbour all making for a highly attractive tourist venue only 15 minutes from St Andrews and an hour and a half from Edinburgh. The area has a wealth of attractions for visitors, including beautiful countryside and coastline and incomparable golfing opportunities.

The property is a good sized well maintained three-storied stone house with a slate roof and a former shop providing the dining area in a prominent location on the High Street. Nearby properties include the famous Penmans butcher, and good quality gift shops and the renowned Crail Pottery.

The present owner has built up the business over the past decade and it enjoys a good reputation with meals being offered not only to residents but the public too. There is scope to enhance this side of the business. There is potential to develop as a bistro, possibly with tables outside. The property is to be sold as a going concern and trading figures can be provided on application.



SUMMARY OF LETTING ACCOMMODATION

VESTIBULE
ENTRANCE HALL
DINING ROOM
KITCHEN

2 X 2 ROOM SUITES WITH EN SUITE
3 FURTHER EN SUITE BEDROOMS
WC/LAUNDRY ROOM

SUMMARY OF OWNERS ACCOMMODATION

LOUNGE DOUBLE BEDROOM SHOWERROOM UTILITY/ KITCHENETTE AREA

ASKING PRICE; Offers in the region of £425,000

VIEWING; Strictly by appointment telephone Sayer Burnett on 0131 225 5567

OUTGOINGS; the property has a rateable value of £2,380

ACCOMMODATION IN DETAIL

GROUND FLOOR

VESTIBULE

ENTRANCE HALL

Access to owners accommodation, dining room and to the staircase to the letting accommodation upstairs

DINING ROOM (4.50 x 4.30m)

Formerly a bakers shop this is pleasantly appointed accommodating a dozen covers with ease, and enjoying plenty of light from three picture windows.

KITCHEN (3.15 x 2.54m)

This is well fitted with a good range of functional kitchen units. Large Rangemaster range with canopyhood. Integral fridge and freezer. Double stainless steel sink with two drainers. Dishwasher



UTILITY/ KITCHENETTE AREA

FIRST FLOOR

LANDING

SUITE 1

DOUBLE BEDROOM 1 (4.60 x 4.55m) This is a superbly appointed room with impressive cornicework, fireplace and a stripped wooden floor

DOUBLE BEDROOM 2 (4.60 max x 2.95m) Rear facing room with EN SUITE

DOUBLE BEDROOM 3 (3.55 X 2.75m) A front facing room with EN SUITE.

TWIN BEDROOM 4 (3.55 x 2.40) Rear facing with EN SUITE.

WC/ LAUNDRY ROOM (2.75 x 2.25m)

SECOND FLOOR

SUITE 2

DOUBLE BEDROOM 5 (3.65 x 2.35) A front facing room with fine views over the Forth and EN SUITE

TWIN BEDROOM 6 (3.90 x 2.15m) Facing to rear

DOUBLE BEDROOM 7 (4.65 x 3.40) An excellent sized front facing room with characterful coombed ceilings commanding views to sea and EN SUITE

OWNERS ACCOMMODATION

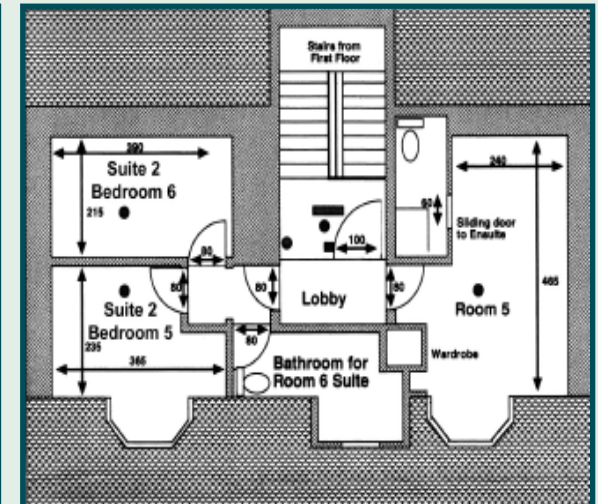
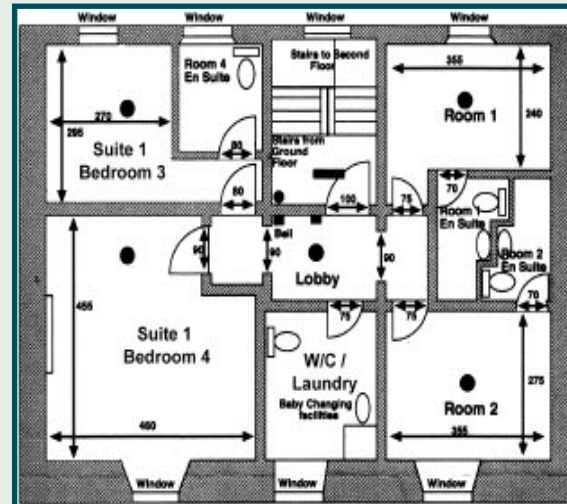
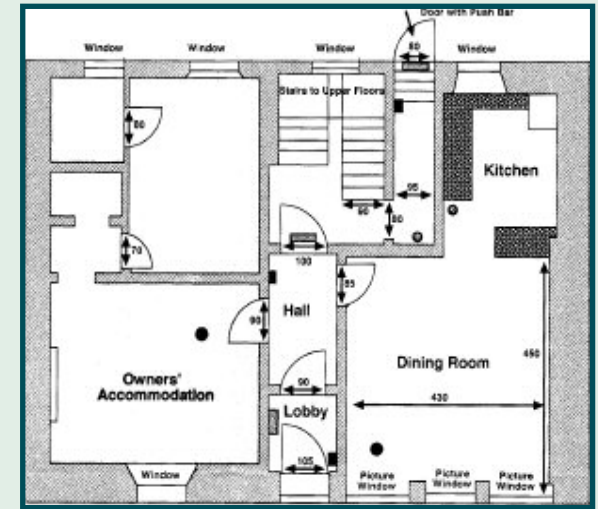
This is situated on the ground floor

LOUNGE (4.44 x 3.62) Comfortably appointed with stripped wooden flooring

DOUBLE BEDROOM (4.22 x 2.68) Quietly situated to the rear of the property

SHOWERROOM (2.17 x 1.62m) Well fitted with corner shower unit, white WC and washbasin





All measurements are approximate.

These particulars are believed to be correct but are not to be held as binding on the Sellers or their Agents nor as forming any part of an offer to sell.

Prospective Purchasers are advised to have their interest noted to the Selling Agents through their Solicitor as soon as possible after viewing in order that they may be kept advised in the event of an early Closing Date being fixed for the receipt of offers.

Interested parties are strongly advised to note interest through the selling solicitors.
Offers should be submitted in Scottish Legal Form to:

Sayer Burnett, 43-45 Circus Lane, Edinburgh EH3 6SU

Tel; 0131 225 5567 Fax; 0131 225 3300