

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.



Railway Crossing Cottage

## **Access Statement for Railway Crossing Cottage**

### **Introduction**

Railway Crossing Cottage is a 4 person single storey rural cottage in the East Neuk of Fife. It was converted into a holiday cottage in 2012, being a former signalman's cottage on the disused Anstruther to St Andrews Railway. The cottage is around 1 mile from the coast, about midway between Crail and Anstruther. It is located off the main road, along a smaller single track road. This access road is tarmac and is flat, but with a few potholes. Railway Crossing Cottage is all on the ground floor and has its own parking area for up to 3 cars. It is very private, being around 100 metres away from the nearest property and having its own secluded, fully fenced and dog proof garden. The cottage has been sensitively converted, with a lovely open plan living area containing the lounge, dining area and kitchen. With two sets of patio doors to the garden, 4 windows and 6 roof lights, there is an abundance of natural light. There are two bedrooms - one with a double bed, the other having twin beds. The 2 single beds can be converted to a superking sized Zip & Link bed, as long as this is reserved at the point of booking. There is a modern bathroom suite with

bath/shower over, pedestal wash basin and WC. The property is lovely & warm, with its modern LPG combi boiler and radiators, insulation in the floors, walls and ceiling, as well as a log burner in the lounge. One well behaved dog is welcome (more than one by prior arrangement). The cottage also benefits from its own private Hot Tub for up to 4 people.

We look forward to welcoming you. If you have any queries or require any assistance, please phone 01337 828032 or email [kate@railwaycrossingcottage.co.uk](mailto:kate@railwaycrossingcottage.co.uk) ;  
[ian@railwaycrossingcottage.co.uk](mailto:ian@railwaycrossingcottage.co.uk).

### **Pre-Arrival**

- We provide all linen (except cot linen), towels, Hot Tub towels, electricity, heating, a basket of logs for the (set) Log Burner and various welcome items.
- The cottage is located around 2 miles from Anstruther and about 1.5 miles from Crail. For guests driving from the South/West, it is best to take the coast road out of Anstruther, heading towards Crail and St Andrews. After a mile you pass through the village of Kilrenny. About 500 metres further on there is a Doo Cot on the right hand side. About 200 meters further along on the left is Bankhead Farm. Turn left just after Bankhead Farm and Railway Crossing Cottage is the second property on this road, about 500 meters along on the left hand side.
- As the cottage is slightly off the beaten track, it is probably best if guests have access to a car (parking provided). However, the local 95 bus runs regularly between Anstruther and St Andrews and will stop on request at the end of the access road to the cottage - just outside Bankhead Farm. This is around a 650 metre walk.
- The nearest Railway Station is at Leuchars (14 miles from the cottage). It is best to book a taxi to meet your train. Star Fish Taxis specialise at Leuchars Train Station phone:+447790 021000
- The nearest airports are Dundee (limited service) or Edinburgh.

- The nearest large Supermarket is in Anstruther (2.5 miles) and is the Co-op. A large Morrisons is available in St Andrews and they offer online deliveries. Kirkcaldy has all of the large supermarkets who also offer online deliveries to the cottage on request.
- The cottage has it's own WI-FI and this is inclusive. There is a landline telephone (Tel 01333 450705)

### **Key Collection, Welcome and Car Parking**

- Car parking for up to 3 cars is on gravel at the front of the property. The front door is no more than 10 metres away from any point where cars would park. If gravel gives mobility concerns, it is possible (by prior arrangement) to arrange for a series of large outdoor rubber mats to be laid to the front door to improve pedestrian access.
- As the owners live more than 30 minutes away, the key is accessed via a secure key lock box (code provided nearer to arrival date). This lock box is beside the front door and is around 1500 mm height from ground floor level.
- The owners, Kate and Ian Greig, have been running holiday cottages for more than 15 years and are more than happy to answer any questions that you may have prior to, or during your stay. Should there be something that you need, please let us know and we will endeavour to organise it for you.

### **Entrance to Property**

- The front door is 860 mm wide and there is a small step of 80mm from outside to inside. 60mm if coming from inside to outside.
- Alternative access is possible via one of the two sets of patio doors which are 1500 mm wide (if both doors are opened). From the hot tub decking area, there is only a 10mm step from outside to inside, and there is an 80mm from inside to outside.
- There are 5 outside lights around the property, one at the front door which is always left on for guests. There are two lights outside each of the living area patio doors, which again

can be left on prior to arrival (by prior arrangement). The lights are on a movement sensitive sensor.

- The floor covering in the Kitchen/Dining/Lounge and Hallway is a waterproof, wood effect hard wearing laminate.

### **Halls, Stairs, Landings, Passageways**

- The cottage is all on one level and there are no stairs or steps anywhere inside the property. The only step that you will encounter is the 60 - 80mm raised threshold on the front entry point.

### **Sitting Room/Lounge**

- The lounge is all part of the newly created living area which is a large open plan space, incorporating the dining area and kitchen.
- The lounge is accessed from the hall via a 740 mm door. Separate access is also possible via the 1500 mm wide patio doors from the garden, via a gravel path and wooden decking.
- The floor coverings are wood effect, hard wearing waterproof laminate and this runs at the same level throughout the hall and the living area. There is a thin decorative rug in the lounge area which can easily be removed if required.
- The lounge seating is featured around a log burner with a pair of three seater sofas, in a ninety degree combination. These sofas can be moved about as required.
- The gap between the two sofas is 670 mm when moving to the dining area and kitchen.
- The lounge has a wall mounted 32 inch flat screen TV with remote control. It offers an extensive range of TV and Radio stations via Freeview. There is also a Blu-ray DVD player that can play CD's and DVD's.
- There is a free standing protective fire guard to prevent accidental contact with the log burner.
- There is a mini hi-fi system for playing CD's and radio.

- The Lounge cupboard contains a wide range of books, DVD's and games.
- Lighting is provided by 2 table lamps and 4 ceiling downlights.

## **Dining Room**

- The Dining Area is also part of the open plan living area and it is adjacent to the lounge and the kitchen, directly opposite the two patio doors, giving access to the two decking areas.
- The Dining table is Oak, with the legs at each corner. It is 630mm from the floor to the lowest point and the table top is 760mm high. There is free space right round the table. It is supplied with 4 oak chairs with padded seats and no arms. They are all moveable.
- Flooring is a waterproof mark resistant wood effect laminate.
- Lighting is natural daylight, plus 8 overhead ceiling lights shared with the kitchen area.
- There are 6 further chairs and an outdoor table on the decking outside, should further seating be required.
- The Dining Area (consistent with the rest of the living area) has white walls and ceiling, red check curtains at the patio doors and vertical roman blinds at the windows.

## **Kitchen**

- The kitchen overlooks the garden and fields and is at the top of the open plan living area.
- The kitchen units are white - all base units (no upper wall units), with a black (with white speckles) worktop.
- There is an electric oven provided which has a door that comes down that is 740mm from the floor.
- There is a 4 ring gas hob which is 940 mm above the floor. It has an automatic electric ignition system.
- The work top is 940mm above the floor and is 600mm deep.
- There is a fridge freezer. The fridge section is above the freezer and the highest fridge shelf is 1600mm above the

floor. At the bottom is the three drawer freezer section, with the lowest drawer being 360 mm from the floor.

- The kitchen is very well stocked with pots/saucepans, crockery, utensils, cutlery and glassware, as well as 2 large empty shelves for storing your own provisions.
- An electric kettle, toaster, microwave, dishwasher, washer/dryer, oven and hob are all provided for your convenience.
- The kitchen is well lit, with 3 windows, 2 patio doors and 6 skylights offering natural light, as well as 8 overhead ceiling lights illuminating the kitchen and dining area.
- The flooring is the same as previously described for the dining area and lounge.

### **Bedrooms and Sleeping Areas**

- There are two bedrooms.
- The Double Bedroom is accessed via a 670mm wide door and has a green carpet on the floor. There are two windows offering natural light (with green and white checked curtains), plus four downlights, complimented by two bedside table lamps.
- The double bed is 1400mm wide by 1900mm, being 500 mm off the floor.
- There is a lot of space to access the bed (1100 mm) when you enter the room. There is a narrower passageway round to the far side of the bed, with the narrowest access being 240 mm in one section.
- There is a built in cupboard with 670mm access door offering shelving for clothes, as well as a hanging rail.
- The second bedroom offers flexibility in terms of beds. It is normally set up as a twin bedroom, but it can (if reserved at time of booking) be reconfigured to offer a zip and link superking bed option.
- There is a single window with blue & white check curtains for natural light and 4 downlighters, plus one bedside light.

- The twin beds are 900 mm x 1900 mm and are also 500 mm off the ground. The space between the beds as a twin is 600 mm.
- The Superking bed option is 1800 x 1900 mm and it is 500 mm off the ground. The width down each side of the bed is 300 mm.
- There is a bedside table provided between the twin beds and an oak freestanding double wardrobe with 2 drawers.

### **Bathrooms, Shower-rooms and Toilets**

- The bathroom is located close to the two bedrooms, on the opposite side of the hall.
- There is a 740 mm access door.
- There is a bath (550 mm off the floor to top of bath side). There is a grab rail (45cm length) fixed to the bathroom wall at the base end of the bath to assist entry/exit into the bath/shower.
- The shower is over the bath, with a rail attachment and a fixed shower head.
- There is a pedestal wash basin adjacent to the bath which is 860 mm high.
- The WC is 470 mm off the floor.
- The bathroom has an opaque window with roller blind for privacy. The suite is all white. The floor has light green tiles. The walls are partially tiled, all around the bath/shower, basin and WC areas. These tiles are plain white with a blue/green relief border tile at about 1600mm. The remaining walls, plus the ceiling are painted light blue.

### **Garden**

- There is a large (approx 20 meters by 20 meters) fully enclosed garden suitable for dogs, with a 1200 mm high fence. The garden is primarily laid to lawn apart from the two large decking areas.

- On the first 4 x 4.5 meter decking area is the Hot Tub with 2 anti slip mats for the winter months. Available on request at other times of the year.
- The second decking area is 5 x 4.5 meters in size. In the summer months, there is a wooden outside table and 6 chairs, 2 sun beds, a BBQ and a Parasol. In the winter, only the table and 6 chairs are in situ.
- The 4 person Hot Tub is circular in shape and is accessed via a set of open sided steps. Each step is 180 mm in height and it is 760 mm off the ground to the top edge of the Hot Tub. The water temperature is adjustable (25 degrees to 40 degrees). There are various jets, plus a whirlpool function and an underwater light. It is sanitised via a Chlorine and Bromine combination, coupled with the 6 hour daily filtration cycles. The Hot Tub is located less than 2 meters from the Living area, with direct access via the patio doors.
- There is a separate access gate (900 mm wide) into the garden from the parking area via a gravel path.

### **Additional Information**

- Trained assistance dogs are welcome (no extra charge).
- All areas in the cottage have a good colour contrast between the floors, doors and walls. Generally, doors, doorframes and skirting boards are dark wood and walls are light in colour.
- The mobile phone reception is generally good (Vodafone). WI-FI also available (inclusive)
- The nearest General Hospital with an A&E unit and walk in NHS is Ninewells in Dundee (01382 660111) and is around 20 miles away and the nearest Doctor's surgery is in Anstruther and is 2 miles away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.
- There is a range of outdoor rubber matting that can be made available to improve access over the gravel at the front or side of the house.
- A non slip bath mat is provided for the bath/shower.



- Suction grab handles can be provided for use in the bathroom area should this be needed (please advise at time of booking).

### **Future Plans**

- We will be adding floor plans to our website shortly.

### **Contact Information**

Address (Inc postcode):	Railway Crossing Cottage Third Part By Crail ANSTRUTHER KY10 3XD
Telephone:	01333 450705
Minicom:	N/A
Email:	kate@railwaycrossingcottage.co.uk ; ian@railwaycrossingcottage.co.uk
Website:	<a href="http://www.railwaycrossingcottage.co.uk">www.railwaycrossingcottage.co.uk</a>
Grid Reference:	56.248640, -2.665697
Hours Of Operation:	Open All Year Round. Contactable during waking hours.
Local Carers:	Handy Services Aldersyde, 9 Routine Row, Pittenweem, Anstruther KY10 2PZ TEL: 01333 312573
Local Equipment Hire:	C.C. Medical Aids and equipment supplier DESCRIPTION OF SERVICE: Stock and provide manual / electric wheelchairs, scooters, walking frames, walking aids, rise / recliner / high seat chairs, profiling and massaging beds. Also

provide baths, bathroom equipment, accessible showers, stairlifts, hoists, ramps and access solutions. Vehicle adaptations can be carried out via Techmobility Scotland. (See separate entry). Will also carry out DDA audits and assessments for commercial organisations and public service providers. EQUIPMENT HIRE: Hire out wheelchairs, scooters, walkers etc. ACCESS TO PREMISES: Premises are accessible. OPENING HOURS: Monday - Saturday, 10.00am - 5.00pm Prudent to phone in advance of visit to check open. ADDITIONAL INFORMATION: Home visits for assessments and demonstrations can be carried out on request. CONTACT DETAILS 21 High Street East Anstruther KY10 3DQ Fife United Kingdom Tel: 01333 313 932 Email: mwalker6@toucansurf.com

Local Accessible Taxi:

ANSTRUTHER: Dreelside Cabs  
01333 310085 Peddies of  
Cellardyke 01333 311408 CRAIL  
Crail Taxis 01333 451451

Local Public Transport:

Stagecoach in Fife Tel: 01334  
474238  
[www.stagecoachbus.com/fife](http://www.stagecoachbus.com/fife) Moffat  
& Williamson Tel: 01382 330 777  
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[www.firstscotrail.com](http://www.firstscotrail.com)