



**Thorntons**   
The right way to move

## Halcyon Gallery, 32 Rodger Street

Anstruther, Fife, KY10 3DU

 N/A	 N/A
 N/A	 NA



## Summary

With its prime location on the High Street in the heart of Anstruther, this traditional terraced property (currently used as a shop and framing business) is sure to appeal to a wide range of buyers. The property is set over two floors. The interior includes a welcoming entrance hall with a store, two spacious, sun-filled sales areas (fitted with modern light fixtures) on the ground floor, two equally spacious workshop spaces, a second store, a cloakroom and a WC on the first floor. Externally, the shop is surrounded by fantastic amenities, such as the beach, cafés and restaurants, and bus links.

Extras: All fitted light fixtures are included in the sale

## Features

- Highly sought-after coastal location
- Mid-terrace traditional building
- Located on the High Street
- Near Anstruther Harbour
- Appealing scope for development
- Excellent sea views
- Entrance hall with under-storage and store
- Two sunny, open-plan gallery spaces
- Southwest-facing workshop with a store
- Dual-aspect workshop with Cloakroom and WC
- On-street parking
- Traditional windows



“With its central location, this commercial property is ideally positioned to attract customers and is now ready for a new business.”





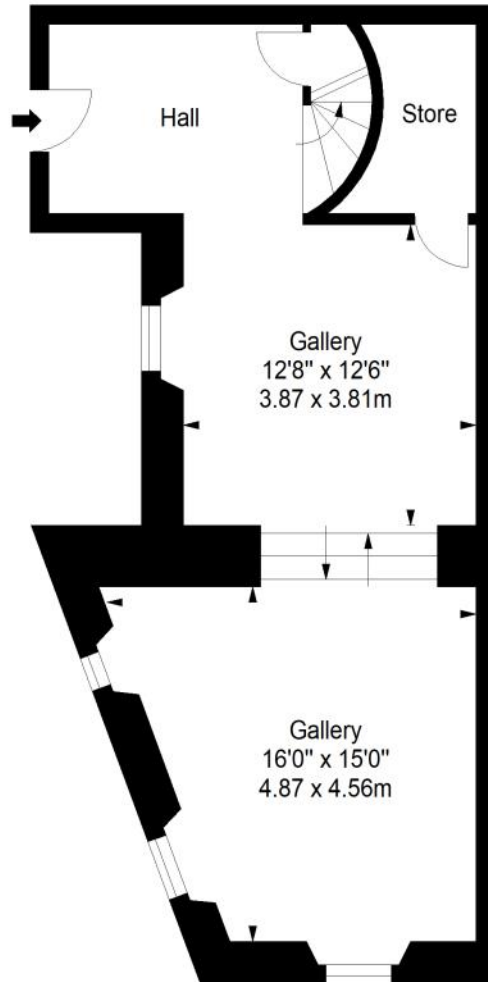


“This property is ideally located just a short walk from Anstruther Harbour, restaurants, and beaches.”

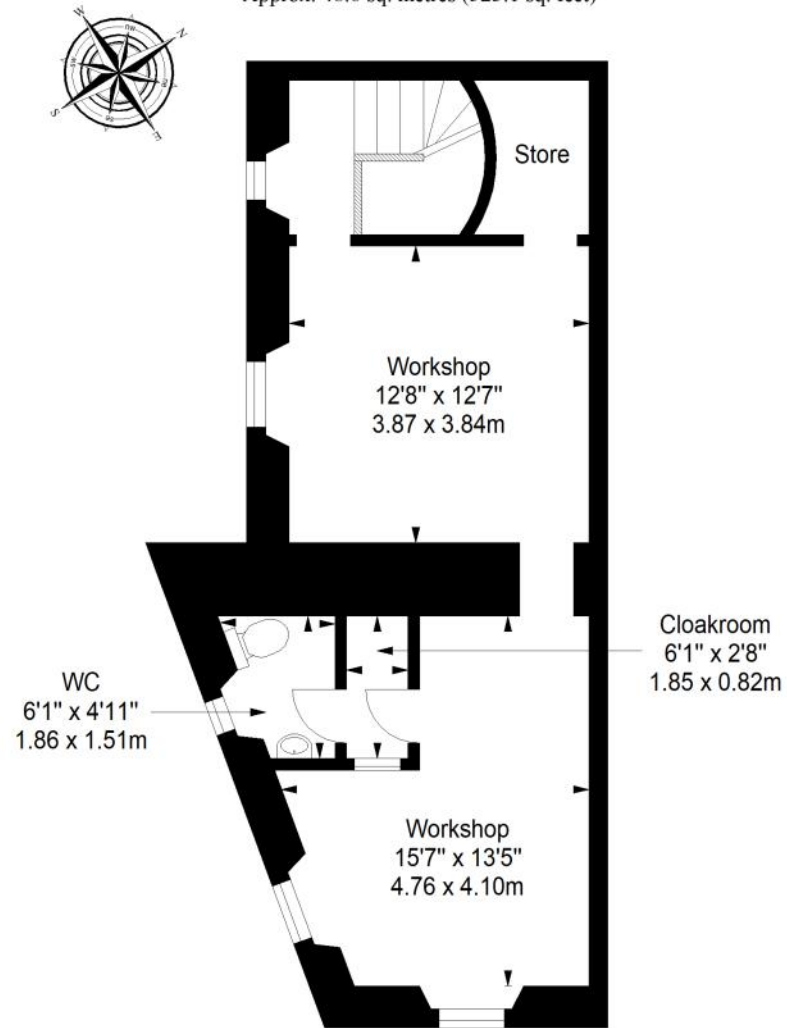


# Floorplan

**Ground Floor**  
Approx. 52.5 sq. metres (565.1 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 101.1 sq. metres (1088.2 sq. feet)



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