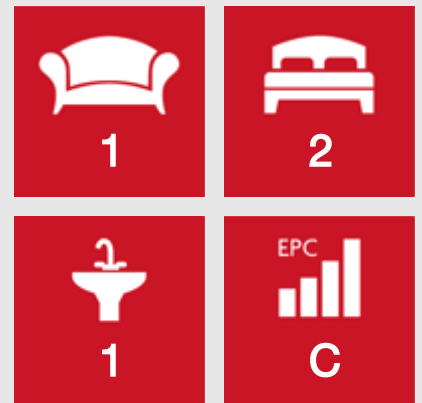




**Thorntons**   
The right way to move

13 Watson Place, Anstruther,  
Fife KY10 3ED





## Summary

A charming and freshly decorated two-bedroom main door duplex flat situated in a prime central position in Anstruther. Set within a handsome stone-built terrace, this attractive home offers bright and versatile accommodation over two levels, complemented by fresh décor and superb open sea views from the upper floor. Ideally suited as a full-time residence, holiday home, or investment property, it provides a fantastic opportunity within one of the East Neuk's most desirable coastal towns. Perfectly placed to enjoy everything Anstruther has to offer, the property lies just moments from the historic harbour, seafront, and an excellent range of cafés, restaurants, artisan shops, and local amenities.

## Features

- Situated within a stone-built terrace
- Main-door entrance leading to well-presented accommodation
- Bright living room with dining space
- Modern kitchen with open shelving, tiled splashback and garden outlook
- Two generous double bedrooms
- Contemporary bathroom with bath and shower
- Useful eaves storage on the upper level
- Communal rear garden with lawn and drying area

## Room Measurements

Living Room 14'4" x 11'1" (4.36m x 3.38m)

Kitchen 10'10" x 5'5" (3.30m x 1.65m)

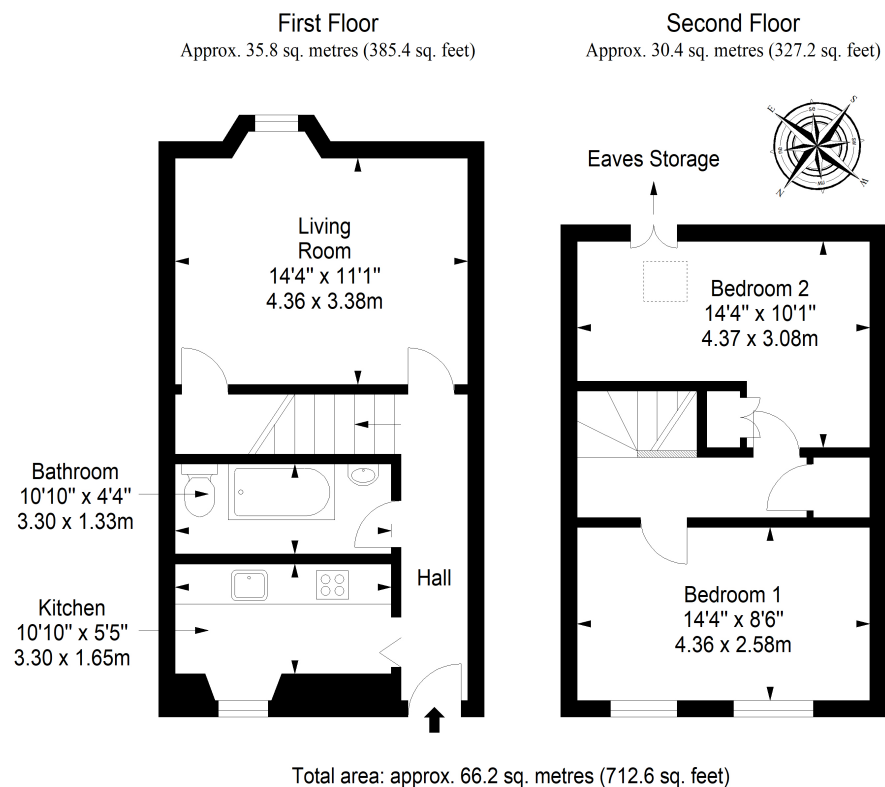
Bathroom 10'10" x 4'4" (3.30m x 1.33m)

Bedroom 1 14'4" x 8'6" (4.36m x 2.58m)

Bedroom 2 14'4" x 10'1" (4.37m x 3.08m)



# Floorplan



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS