

CHESTERHILL

— Garden Apartment, Shore Road, Anstruther, Fife, KY10 3DZ —



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WELCOME TO CHESTERHILL

Enjoying a coastal setting in desirable Anstruther, this three-bedroom garden apartment benefits from sunny and spacious living areas, an integral garage, and an enclosed south-facing garden with fabulous sea views. The spacious interiors are tastefully presented with subtle décor enhanced by handsome period features.



GENERAL FEATURES

- Spacious garden apartment in a desirable coastal town
- A 10-minute walk from central amenities
- Neutral interiors enhanced by period features
- South-facing position with open sea views

ACCOMMODATION FEATURES

- Entrance vestibule and reception hall with storage and WC
- Bright and spacious living room with open fire
- Sunny modern kitchen with social areas for seating and dining, opening onto the garden
- Three generous double bedrooms (two with storage)
- Bright tiled bathroom
- Gas central heating and full double-glazing

EXTERNAL FEATURES

- Large south-facing enclosed garden with a coastal outlook
- Shared driveway
- Integral single garage with a utility area

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Entrance vestibule & reception hall with storage

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with social areas for seating and dining, opening onto the garden

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Three spacious double bedrooms

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A bright tiled bathroom and two WCs

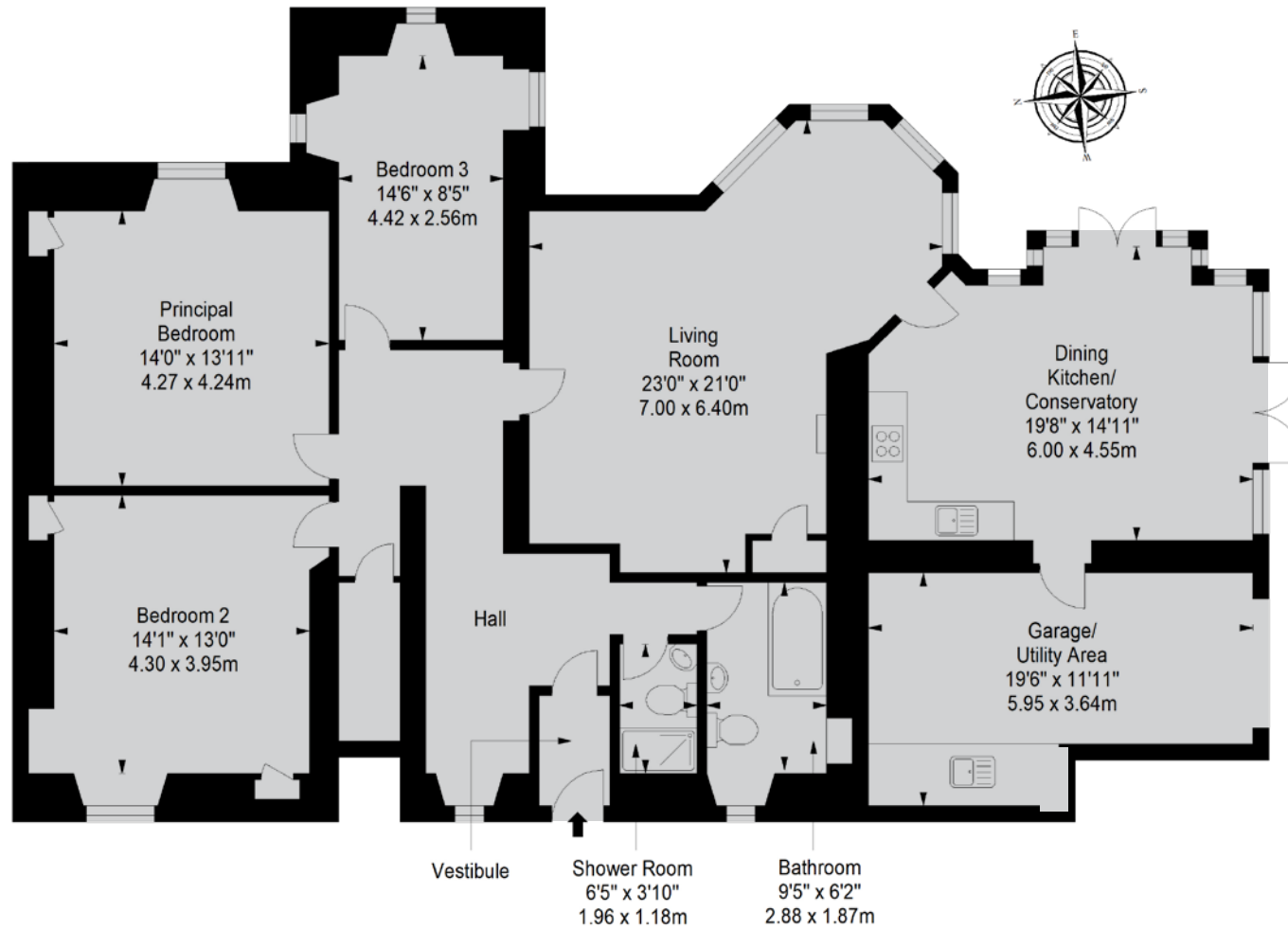
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A south-facing coastal garden & private garage parking

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Anstruther is the largest community on the stretch of north-shore coastline of the Firth of Forth

The floorplan is for illustrative purposes. All sizes are approximate.





SPACIOUS COASTAL HOME



A SHORT STROLL FROM THE CENTRE OF ANSTRUTHER

Chesterhill is a generous three-bedroom garden apartment, situated in the picturesque harbour town of Anstruther with an enviable coastal position. Built in the 19th century, the residence retains its authentic character, with airy high ceilings and period features complemented by tastefully neutral decor. It has been extended to provide bright and spacious living areas and an integral garage (plus a shared driveway) for off-street parking. There is also an enclosed south-facing garden, with open sea views, adding to the appeal of this enchanting period home.

You enter into a hall via a practical vestibule. This light and airy reception area (with a handy WC and built-in storage) is beautifully adorned with fine decorative plasterwork and honey-coloured wood finishings.



INTERCONNECTED

SOUTH-FACING LIVING AREAS



The handsome touches extend into the adjoining living room, which is exceptionally roomy and well-lit by a south-facing corner window. This unique window provides a sunny reading nook with views of the garden and the sea. The living room also benefits from hidden storage and an open fire, perfect for creating a cosy atmosphere during the winter months.



THE SOUTH-FACING
LIVING AREAS OFFER
WONDERFUL SEA
VIEWS FROM A CORNER
WINDOW







WITH SOCIAL
AREAS FOR
SEATING & DINING,
OPENING ONTO
THE GARDEN

SUNNY MODERN KITCHEN



Leading off the living room is the kitchen. Set within an impressive glazed extension that faces south, the tile-floored kitchen benefits from underfloor heating, a coastal outlook and access to the garden via French doors on two sides. It offers a light-filled space for cooking and formal dining, plus a relaxed seating area, making it ideal for daily family life and entertaining throughout the year.





Fitted to one corner, the modern wood-toned kitchen is fully integrated for an immaculate aesthetic, with appliances comprising an oven, an induction hob with a chimney-style hood, a fridge freezer, and a dishwasher. Freestanding laundry appliances (washing machine and tumble dryer) are discreetly housed in a utility area within the garage, directly accessible from the kitchen.



THREE SPACIOUS DOUBLE BEDROOMS



SERVED BY A BATHROOM
& SECOND WC

Situated to the other side of the home and accessible from the entrance hall are three good-sized double bedrooms that are carpeted for optimum comfort. Two of these rooms feature fitted wardrobes and period corning.



WASHROOMS

A BRIGHT TILED BATHROOM & A WC

The hall also leads to a bright tiled bathroom, appointed in understated white with a WC suite, a bath with a shower attachment, and cupboard storage. Finally, gas central heating and full double glazing create a warm and efficient home.



COASTAL GARDEN



AND PRIVATE GARAGE PARKING
COMPLETE THE HOME



Outside, the large enclosed garden enjoys a south-facing position - overlooking the sea towards Anstruther's pretty harbourfront and the Isle of May. It boasts a neat lawn attractively bordered by colourful plants and natural stone walls. The integral single garage and shared driveway allow the convenience of off-street parking.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

LARGE SOUTH-FACING ENCLOSED GARDEN WITH A COASTAL OUTLOOK





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Chesterhill

ANSTRUTHER, FIFE



Anstruther is the largest community on the stretch of north-shore coastline of the Firth of Forth known as the East Neuk. Originally a fishing village, the main industry is now tourism and with a 9-hole golf course, pleasure craft mooring in the harbour, and sightseeing and wildlife cruises to the Isle of May, home to the UK's largest Puffin population. Other local attractions include The Scottish Fisheries Museum, The Secret Bunker, Famous Fish and Chip Shop along with an array of restaurants including the 'Cellar' and hostelrys. For everyday services and essentials, Anstruther is home to a supermarket, a butcher, a Post Office, a medical centre, pharmacies, hairdressers, barbers, and beauty salons, whilst The Waid Academy,

the local comprehensive school and community centre, offers a wide range of activities, including a library. For those who enjoy keeping fit, independently-owned Fit To The Core fitness studios offer classes and personal training services, Stuart Barton Physiotherapy offers gym facilities and a physio service, whilst leisure centres and pools are easily reachable in the surrounding towns. Additional entertainment can be found in St Andrews and of course, with Fife being famous for its outstanding golfing, there are several clubs within enviable easy reach, including Anstruther's own on the edge of the town. Anstruther is well connected to the rest of Fife and further afield owing to excellent bus links and nearby major road links.





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