



Thorntons 
The right way to move

21 Rodger Street,
Anstruther

Fife, KY10 3DU





Summary

This double upper villa is centrally located in the charming coastal town of Anstruther, just a stone's throw from the harbour with sea views towards the Isle of May and conveniently unrestricted on-street parking. The light-filled interiors now require some upgrading, offering opportunities for personalisation by the new owner. The generous space available includes two double bedrooms, a bathroom, a utility room, and two versatile reception rooms, one with a sunny aspect and convenient direct access to the kitchen.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.

Features

- Double upper villa in a traditional terrace
- Ground-floor vestibule and two upper landings with storage
- Dual-aspect living room with an elegant period cornice
- Sunny kitchen with living room access
- Formal dining room (option for a third bedroom)
- Two double bedrooms (one with harbour/Isle of May views)
- Bright three-piece bathroom
- Practical utility room
- Unrestricted on-street parking
- Gas central heating and double glazing in the bathroom



"The spacious and versatile home includes two reception rooms, one with a sunny aspect and kitchen access."







"The villa is centrally located in charming Anstruther, close to shops and the harbour, with sea views and unrestricted on-street parking."



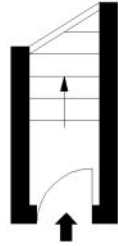
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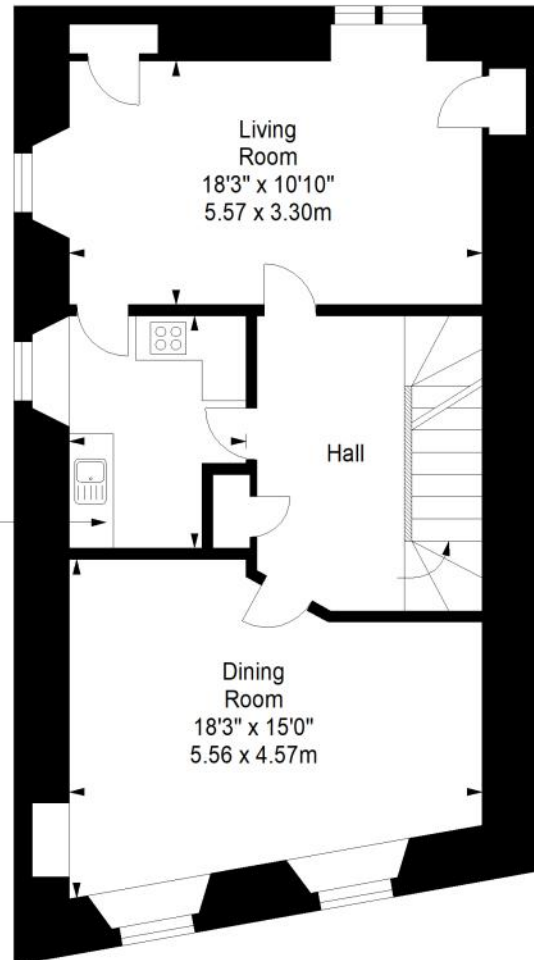
Floorplan

Ground Floor
Approx. 2.3 sq. metres (24.8 sq. feet)



First Floor
Approx. 72.0 sq. metres (775.0 sq. feet)

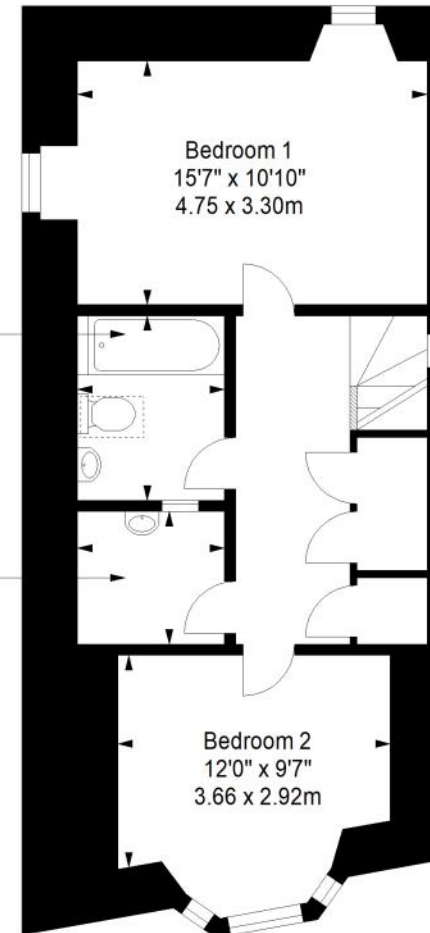
Kitchen
10'4" x 7'9"
3.14 x 2.37m



Second Floor
Approx. 50.4 sq. metres (542.5 sq. feet)

Bathroom
8'3" x 6'7"
2.51 x 2.00m

Utility Room
6'3" x 5'11"
1.91 x 1.80m



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)



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