



**Thorntons**  
The right way to move

11 St Andrews  
Road,

Crail, Anstruther, Fife, KY10 3UQ





## Summary

This imposing three-bedroom end-terrace property, with enclosed gardens and unrestricted on-street parking, is located in desirable Crail, a picturesque coastal village well-served by everyday amenities. Behind the inviting stone façade lies a comfortable family home that enjoys south-facing living areas and suitably classical décor offset by charming period features. Also featured is a large utility room with a WC, a bathroom, space for home working, stair access to a floored attic, and several garden stores.

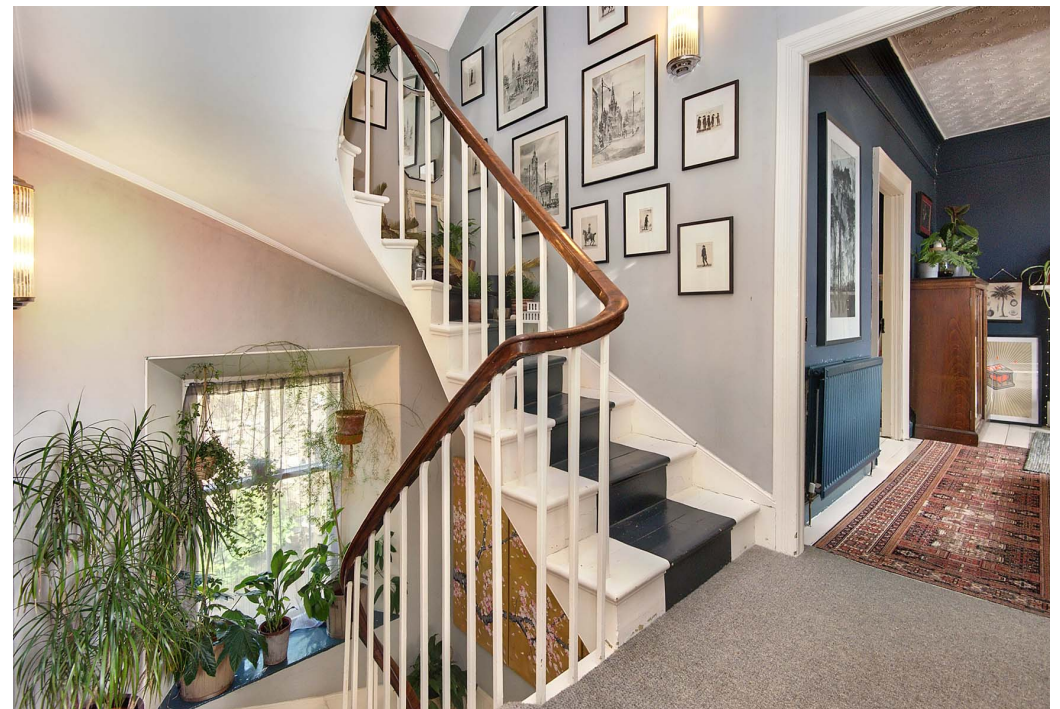
Extras: All fitted floor coverings, select window coverings, and select light fittings will be included. Additional furnishings and fittings are available by separate negotiation.

## Features

- Sought-after coastal village
- End-terrace house with inspiring interiors
- Practical vestibule and bright hall
- Generous south-facing living room
- Bespoke kitchen with a sunny dining area
- Three double bedrooms (one with a large dressing room/study)
- Bright bathroom
- Sizable ground-floor utility room with WC and front access
- Stair access to a floored attic
- Easy-to-maintain walled gardens with storage
- On-street parking
- Gas central heating



“This convivial family home enjoys well-proportioned rooms, light-filled living areas, and abundant period charm.”





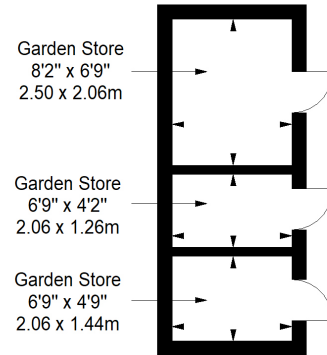


“The delightful walled gardens boast attractive front planting, a secluded rear terrace, and useful external storage.”

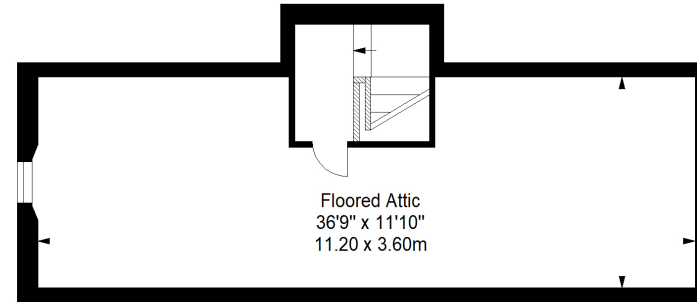


# Floorplan

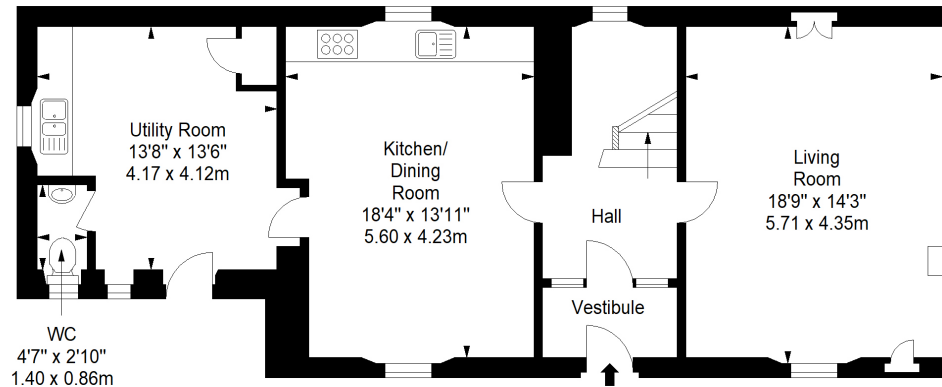
**Garden Stores**  
Approx. 11.3 sq. metres (121.6 sq. feet)



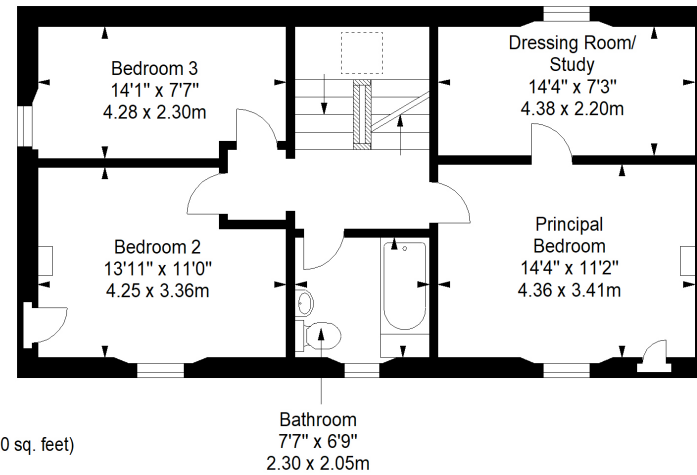
**Attic**  
Approx. 42.7 sq. metres (459.6 sq. feet)



**Ground Floor**  
Approx. 81.7 sq. metres (879.5 sq. feet)



**First Floor**  
Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 200.2 sq. metres (2155.0 sq. feet)



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