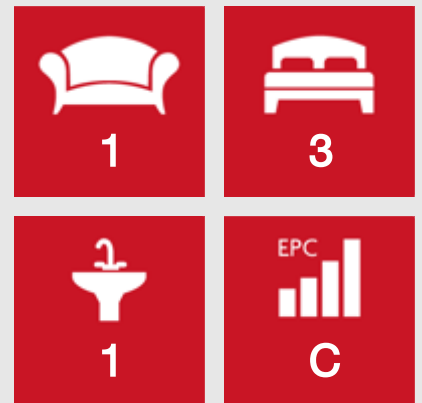




**Thorntons**  
The right way to move

3 Farm Court, Anstruther, Fife  
KY10 3HY







## Summary

This attractive first floor flat at 3 Farm Court offers spacious and flexible accommodation in the heart of Anstruther. The property features a bright open-plan lounge, dining, and kitchen area, three bedrooms, and a modern bathroom. With an allocated car parking space and a central location, this flat will appeal to first-time buyers, professionals, downsizers, and investors alike. White goods and many items of free-standing furniture are available by separate negotiation, providing a convenient move-in opportunity.

## Features

- Central Anstruther location
- Well-presented first floor flat
- Bright open-plan lounge/dining/kitchen
- Three bedrooms (two doubles and one single/study)
- Modern bathroom with three-piece suite
- Approx. 62.4 sq. m (671.7 sq. ft.)
- Gas central heating, double glazing, EPC C
- Allocated car parking space with property
- Fife Coastal Path and Cellardyke tidal pool nearby

## Room Measurements

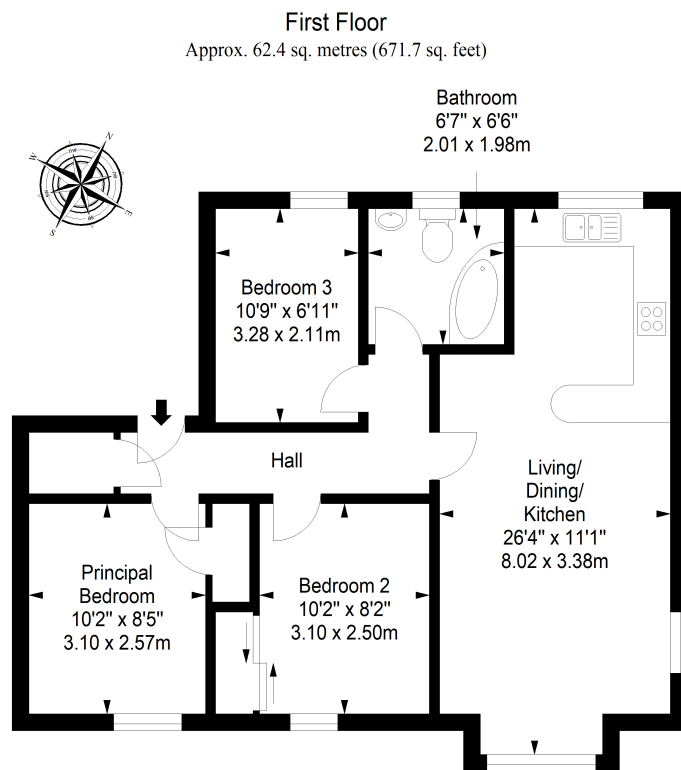
Living/Dining/Kitchen: 26'4" x 11'1" (8.02m x 3.38m)  
 Principal Bedroom: 10'2" x 8'5" (3.10m x 2.57m)  
 Bedroom 2: 10'2" x 8'2" (3.10m x 2.50m)  
 Bedroom 3: 10'9" x 6'11" (3.28m x 2.11m)  
 Bathroom: 6'7" x 6'6" (2.01m x 1.98m)







# Floorplan



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

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.

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