

THE CREEEL

26 East Green, Anstruther, Fife, KY10 3AA



Thorntons 
The right way to move



WELCOME TO THE CREEL

Offering an abundance of space and historic character, this rarely available four-bedroom house in Anstruther offers a truly picturesque coastal lifestyle, situated directly by the harbour and seafront.




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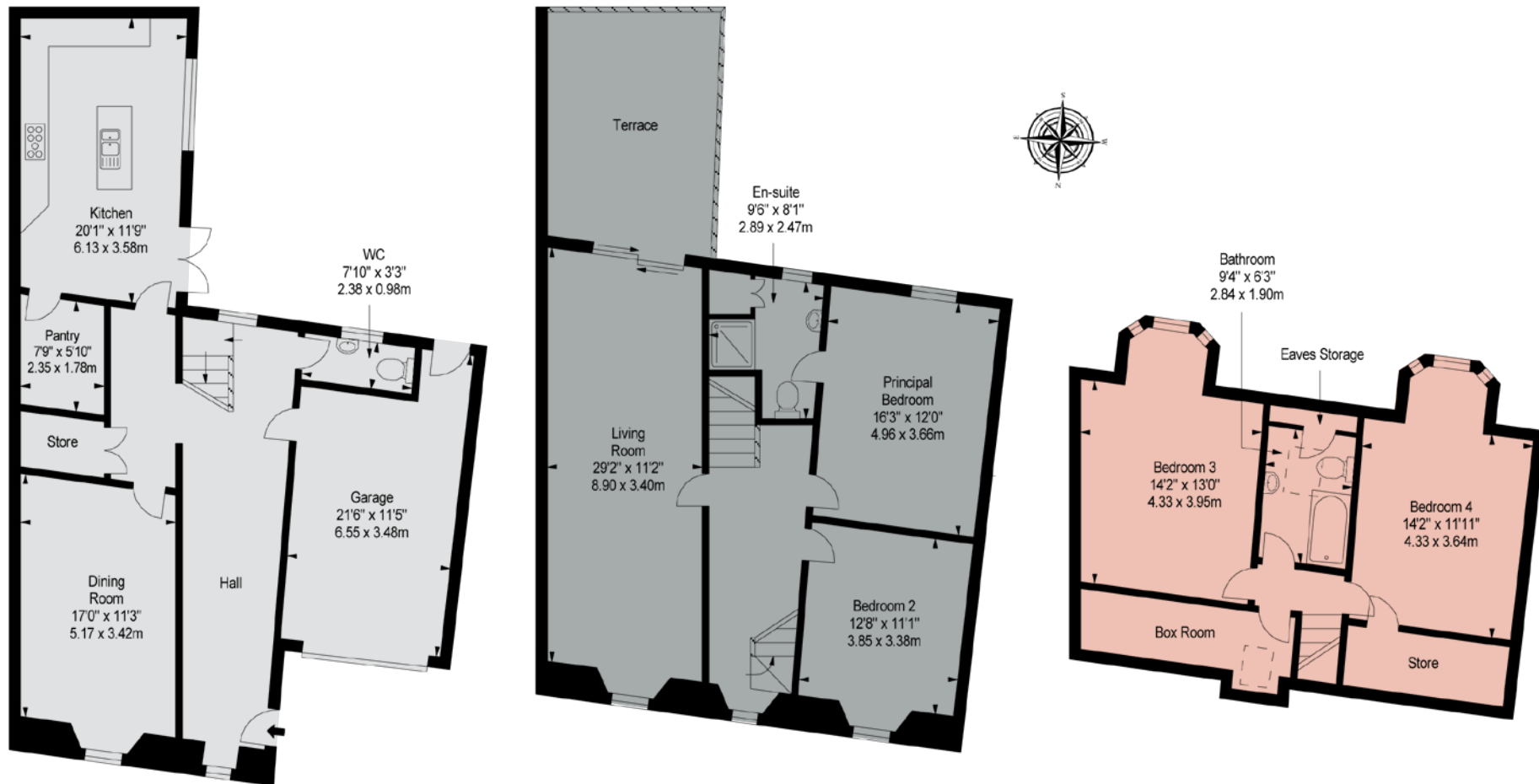
PROPERTY NAME
The Creel, 26 East Green

LOCATION
Anstruther, Fife, KY10 3AA

APPROXIMATE TOTAL AREA:
243.8 sq. metres (2624.3 sq. feet)

Ground Floor -  First Floor -  Second Floor - 

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



DISCOVER A FAMILY HOME

FILLED WITH AN ABUNDANCE OF CHARACTER



Covering 2,624 square feet, this traditional B-listed terraced house (dated 1841) is a wonderfully large and versatile property, which is arranged over three floors. The charming home benefits from period architecture, providing spacious, light-filled rooms. It includes two reception areas, a high-spec kitchen, and excellent storage, as well as a box room, and three washrooms. Plus, it has an integral garage and a south-facing garden with an elevated terrace. Situated on the seafront in the Anstruther conservation area, the family home further boasts stunning harbour and sea views to the south, and delightful views to the north encompassing historic listed buildings. Viewing is essential to truly appreciate this home, which offers outstanding potential to be a dream seaside residence.

GENERAL FEATURES

- Rarely available B-listed seafront house
- Generous floorplan covering 2,624 sq. ft.
- Located in the Anstruther conservation area
- Spectacular sea and harbour panoramic views
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance hall with a built-in store and a WC
- Spacious, dual-aspect living room
- Large dining room for sociable dinner parties
- High-spec kitchen with granite worksurfaces
- Four light and spacious double bedrooms
- Versatile box room for creative use
- 3pc en-suite shower room with storage
- 3pc family bathroom with eaves storage
- Gas central heating and a mix of glazing styles

EXTERNAL FEATURES

- Fully-enclosed, south-facing rear garden
- Unique terrace with incredible sea views
- Private driveway and integral single garage



WELCOME INSIDE

Stepping into the home, you are greeted by a long hall that is naturally lit. It offers a warm welcome, as well as a walk-in store and space for freestanding furniture. It also has a convenient WC too.



A ROOM WITH A VIEW

The living room is on the first floor, off a bright landing. Generously proportioned, it affords ample floorspace for a wide choice of furnishings, including a study area. The room also enjoys a light aesthetic, amplified by neutral décor and dual-aspect glazing to the north and south. A handsome fireplace and a dado rail add the finishing touches, whilst glazed doors extend out to a private terrace with incredible sea views that must be seen to be truly appreciated.



THE DINING ROOM

On the ground floor, a large dining room provides a second reception area for sociable dinner parties. It also offers additional flexibility for homeowners.





THE KITCHEN

Opposite the dining room, the kitchen perfectly blends historic character with high-specification finishings. Exposed ceiling beams add to the charm, along with a generous selection of wooden cabinets and luxurious granite worksurfaces. Organised around a central island, the space has a Mediterranean air, amplified by the white and blue décor and terracotta-coloured tile work. Beautiful oversized windows and French doors (extending out into the garden) add to the effect as well. It can accommodate a table and chairs for relaxed meals, and it comes with a gas range cooker and an integrated dishwasher. Next door is a sizeable pantry for kitchen goods, which is also home to a fridge and freezer. A washing machine and dryer are also quietly stored in the laundry area of the garage.





FOUR BEDROOMS & A BOX ROOM



The four double bedrooms are divided equally between the first and second floors, each room enjoying generous dimensions for a wide choice of furnishings. The large principal bedroom, with its attractive two-toned décor divided by a dado rail, further benefits from an en-suite shower room with built-in storage. It also has a south-facing aspect, whilst the second bedroom faces to the north. Meanwhile, the upper-most bedrooms also enjoy south-facing aspects, and both are fronted by dormer windows, enhancing a light-filled ambience. Showcasing the home's excellent versatility, the fourth bedroom is currently used as an office, complete with a built-in store. Also on this floor, there is a box room for additional storage and creative use.





BATHROOMS

A BATHROOM, AN EN-SUITE & A WC

In addition to the principal bedroom's en-suite and the ground-floor WC, the home also has a bright family bathroom which is located on the second floor. This bathroom features a three-piece suite, with a shower over bath and access to eaves storage. The property has gas central heating, alongside a mix of glazing styles, including double glazing and traditional sash-and-case windows, most of which are secondary glazed.

GARDEN & PARKING

STUNNING SEA VIEWS



Externally, there is a fully-enclosed rear garden, which boasts a suntrap, south-facing aspect. Laid with paving, it is made for relaxing and dining in the sun. Furthermore, a wooden staircase leads from here up to the private terrace which extends off the living area. This terrace is a unique and wonderful feature that affords the most spectacular panoramic sea and harbour views – a perfect backdrop for relaxing in the summer. The home also has private parking for two cars thanks to a driveway leading to an integral single garage, which has direct access to the hall and garden.

Extras: a gas range cooker, an integrated dishwasher, a fridge and freezer, and a washing machine and dryer are included in the sale. All window coverings, light fittings, and a dining table and chairs are available by separate negotiation.

ANSTRUTHER

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 butchers, 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.



THE LARGEST COMMUNITY ON THE STRETCH OF NORTH-SHORE COASTLINE OF THE FIRTH OF FORTH KNOWN AS THE EAST NEUK

For those who enjoy keeping fit, independently-owned Fit To The Core fitness studios offers 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 a number of 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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