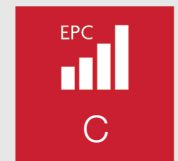




## 19 Tods Green

Crail, Anstruther  
KY10 3UU





## Summary

Situated in sought-after Crail, within walking distance of the beach, this three-bedroom end-terrace house comes with spacious accommodation requiring some modernisation, ideal for buyers looking for a blank slate to customise to taste. The home features a generous living room with a fireplace, a dining room with a westerly aspect, and a sun-filled kitchen with rear garden access. Completing the home is a principal bedroom with a mirrored wardrobe, a west-facing second double bedroom with built-in storage, a sunny third bedroom with fitted storage cupboards and a four-piece bathroom (plus separate WC). Externally, the home enjoys private parking and well-kept gardens. Extras: All fitted floor coverings are included in the sale.

## Features

- End-terrace house in coastal Crail
- Quiet cul-de-sac setting
- Exciting modernisation opportunity
- Entrance hall with storage and WC
- Spacious living room with fireplace
- West-facing dining room
- Sunny kitchen with rear access
- Main bedroom with wardrobe
- Two more bedrooms with wardrobes
- Four-piece family bathroom
- Well-kept private gardens
- Private garage and driveway parking
- GCH and double glazing



"Spacious living room with fireplace,  
sun-filled kitchen with rear garden  
access and three bedrooms."





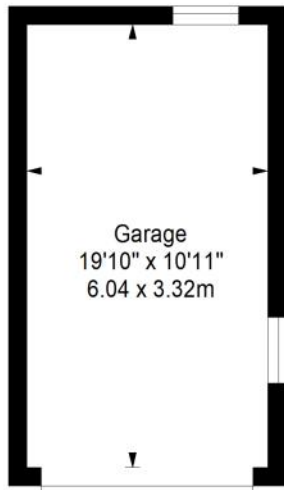


“Set within easy strolling distance of shops, the beach, green space and bus links.”

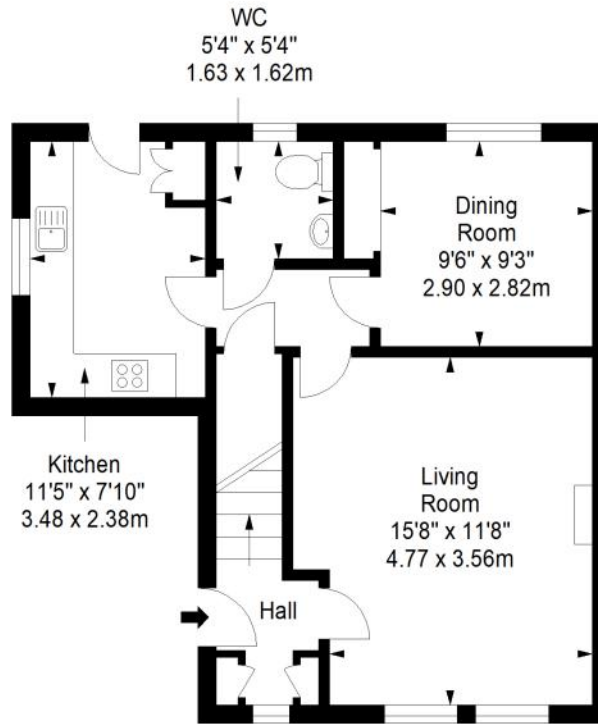


# Floorplan

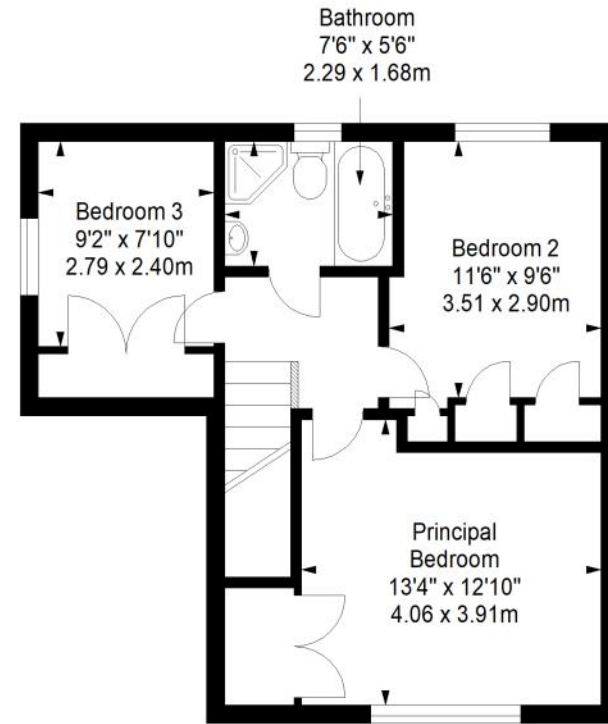
**Garage**  
Approx. 20.0 sq. metres (215.3 sq. feet)



**Ground Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland