

17/19 MARKETGATE NORTH

Crail, Anstruther, KY10 3TH



Thorntons 
The right way to move

CONTENTS

- THE FLOORPLAN 04
- THE PROPERTY 07
- THE ENTRANCE HALL 08
- RECEPTION ROOMS 12
- THE KITCHEN 14
- THE BEDROOMS 17
- THE BATHROOMS 20
- GARDENS & PARKING 22
- THE AREA 26



PROPERTY NAME
17/19 Marketgate North

LOCATION
Crail, Anstruther, KY10 3TH

APPROXIMATE TOTAL AREA:
385.0 sq. metres (4144.2 sq. feet)

Ground Floor -  First Floor -  Second Floor - 

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



TRADITIONAL C-LISTED HOUSE

WITH SUBSTANTIAL ACCOMMODATION



Discover a substantial five-bedroom C-listed Georgian house with Victorian alterations, offering a wealth of accommodation, mature gardens, secure private parking, and a huge outbuilding with development potential.

GENERAL FEATURES

- Massive outbuilding with development potential
- Prime location in the Crail conservation area
- Offers a village lifestyle by the coast and countryside
- Attractive neutral interiors with period details
- EPC Rating - D | Council Tax Band - F
- HR Value - £525,000

ACCOMMODATION FEATURES

- Traditional vestibule with period floor tiles
- Central hall with a characterful archway
- Large, dual-aspect living room with feature fireplace
- Spacious formal dining room with storage
- Fitted dining kitchen that is well appointed
- Boot/utility room with built-in storage
- Five large and airy double bedrooms
- Three-piece wet room on the ground floor
- First-floor family bathroom with three-piece suite
- First-floor four-piece en-suite bathroom
- Three-piece family shower room on the second floor
- Excellent built-in storage and access to eaves
- Secondary-glazed and double-glazed sash windows
- Gas central heating system

EXTERNAL FEATURES

- Mature, well-stocked gardens to the front and rear
- Outbuilding with a dairy, a barn, a granary, and a workshop
- Secure private parking in a sheltered Pend
- Additional unrestricted parking along the drive





A WONDERFUL FIRST IMPRESSION

This traditional C-listed terraced house originally dates back to circa 1800. It has an abundance of period charm complete with large, light-filled rooms that have high ceilings and original details, accentuating its historic character. Furthermore, this rarely available residence is beautifully presented throughout in crisp neutral hues – the perfect aesthetic for new buyers. With two generous reception rooms, a well-appointed dining kitchen, five double bedrooms, and four bathrooms, this property offers ample accommodation for large families.

Secure private parking and well-stocked gardens add further attraction. In addition, there is a substantial outbuilding which is ripe for a conversion, subject to planning permission (STPP). Divided into rooms that were previously used as a dairy, a barn, a granary, and a workshop, it offers outstanding scope to become a separate dwelling for extended family or guests (STPP). Nestled in the heart of the Crail conservation area, the home has a prime location too, providing a picturesque village lifestyle with unfettered access to the surrounding countryside and idyllic coastline.



The home is approached through a leafy front garden that sets an inviting tone. Stepping inside, you are greeted by a vestibule adorned with period tile work.

CENTRAL HALL

*WITH A
CHARACTERFUL
ARCHWAY*



A glazed door flows through to a hall, where white décor and a characterful archway create a wonderful first impression.



LARGE RECEPTION ROOMS



Spanning the entire depth of the property, the living room ensures a lot of space for furniture whilst maintaining a light and airy ambience. Neutral styling and a soft carpet create a comfortable and homely environment, which is enhanced by a beautiful feature (gas) fireplace for an added touch of decoration. Furthermore, dual-aspect windows (including a delightful bay window) flood the room in natural light throughout the day. A built-in cupboard provides on-hand storage for household items. Complementing the living area is a formal dining room that mirrors its refined aesthetic. This spacious setting is ideal for family gatherings and lively dinner parties. It also has built-in storage as well.

*SPACIOUS
SETTINGS IDEAL
FOR FAMILY
GATHERINGS AND
LIVELY DINNER
PARTIES*





PRACTICAL AND WELL APPOINTED DINING KITCHEN

The dining kitchen is practical and well-appointed with timber-toned cabinets and generous worksurface space. For ease of maintenance, it features varnished wooden floorboards and vibrant green splashback tiles, injecting an extra dash of colour. For added textures, some of the splashbacks have lovely impressions of leaves accented into them. The integrated gas hob, double oven, concealed extractor, and fridge/freezer are included, along with a freestanding dishwasher. An adjoining boot/utility room has additional built-in storage, as well as a washing machine and a tumble dryer.



A sweeping traditional staircase leads up to the five double bedrooms, which are distributed over the first and second floors.



FIVE LARGE DOUBLE BEDROOMS



Each room is spacious and airy, accented with neutral décor and soft carpeting. The principal bedroom impresses even further, with its expansive dimensions making it stand above the competition. It includes

a shelved recess and a bay window, as well as a spacious four-piece en-suite bathroom, equipped with a separate shower cubicle, storage, and shelving.



*“EACH ROOM
IS SPACIOUS
AND AIRY...”*

Additional practicality is offered in bedrooms four and five, both of which have built-in wardrobes and cupboards, along with access to eaves storage – perfect for maintaining a tidy home.

FOUR BATHROOMS



Ensuring busy mornings remain on track, the property features a total of four bathrooms. There is a wet room on the ground floor, the principal bedroom's en-suite and a three-piece family bathroom (with an overhead shower) on the first floor, and a three-piece family shower room on the second floor. It ensures minimal waiting time and maximum convenience for all occupants.

The property has gas central heating, with secondary-glazed sash and case windows on the ground and first floor, and double glazing on the second floor.

AN OUTDOOR HAVEN

WITH A MASSIVE OUTBUILDING



Beyond the vibrant front garden, there is another colourful garden to the rear. This outdoor haven promises an idyllic ambience and excellent privacy, thanks to a pristine lawn framed by mature plants and trees. It is fully enclosed and it has a patio for relaxing in the sun. It also houses the massive outbuilding which was previously used as dairy, a barn, a granary, and a workshop. This space holds exciting development potential to become a truly special dwelling in its own right (subject to planning consent). Furthermore, the property has private parking in a sheltered Pend secured with a garage-style door. There is also additional unrestricted parking along the front drive of this remarkable home.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a dishwasher, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be left in a sold as seen condition.





THIS OUTDOOR HAVEN PROMISES AN IDYLIC
AMBIENCE AND EXCELLENT PRIVACY, THANKS
TO A PRISTINE LAWN FRAMED BY MATURE
PLANTS AND TREES.

CRAIL, FIFE



Perched on the easternmost edge of Fife with stunning views across the North Sea, the harbour village of Crail offers a desirable coastal lifestyle within easy reach of St Andrews, Dundee, and the central belt. The historic fishing village enchants locals and visitors alike with its winding cobbled streets, quaint fishermen's cottages and idyllic harbour, which is sheltered by rugged cliffs, where you can enjoy fresh crab and lobster. It is served by an excellent range of local services and amenities, which include a small supermarket, independent retailers, and a pharmacy, plus a choice of cafes and a traditional hotel with a cosy bar and restaurant. Further retail outlets, including several major supermarkets, are available in nearby St Andrews. Crail also benefits from

two 18-hole courses at the Crail Golfing Society, and visitors can enjoy a round at the famous Balcomie or Craighead Links. Kingsbarns Golf Club is also only a few miles away. Owing to its position on both the Fife Coastal Path and the Fife Coastal Route, Crail is a popular stop-off for visitors arriving by car, bike, or on foot, and offers plenty of tourist attractions, including a museum and heritage centre.

Early years and primary schooling are provided locally at Crail Primary School, followed by secondary education at Waid Academy in neighbouring Anstruther. Crail is 20 minutes' and 90 minutes' drive from St Andrews and Edinburgh respectively, and also benefits from regular public bus links.



Thorntons

The right way to move



► Our Branches

ANSTRUTHER

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

ARBROATH

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

BONNYRIGG

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

CUPAR

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

DUNDEE

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

EDINBURGH

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

FORFAR

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

MONTROSE

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

PERTH

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

ST ANDREWS

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

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS