



**Thorntons**   
The right way to move

## 37 High Street West, Anstruther

Fife, KY10 3DJ





## Summary

This three-bedroom traditional mid-terraced house in the charming coastal town of Anstruther enjoys sea views, private parking, and a generous enclosed garden that is beautifully planted. Now in need of some modernisation, the interiors include a south-facing dining kitchen and a living room, both with access to the garden, plus a bathroom and a dressing room in the principal bedroom, which could become an en-suite subject to planning permissions and available services. Additionally, there is the practicality (and possible development potential, STPP) of a floored attic with stair access and a large basement level.

Extras: The property is sold as seen.

## Features

- Traditional mid-terraced house
- Sea views and excellent potential for improvements
- Entrance hall with storage
- Bright living room with access to the garden
- South-facing dining garden with access to the garden
- Three spacious bedrooms (principal bedroom rear-facing with dressing room)
- Bright bathroom
- Floored attic with sea views and stair access
- Useful large basement
- Generous enclosed garden with a store
- Gated private driveway at the rear
- Gas central heating



"An exciting renovation project in a much sought-after coastal town, offering scope for modernisation and further development, STPP."







"The family home enjoys enviable sea views, a lovely enclosed garden, and a gated driveway for handy private parking."



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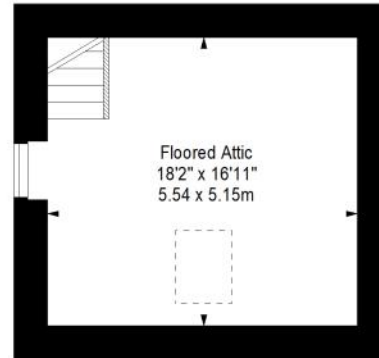
37 High Street West

DREEL TAVERN  
& BEER GARDEN

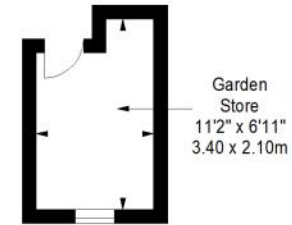
# Floorplan



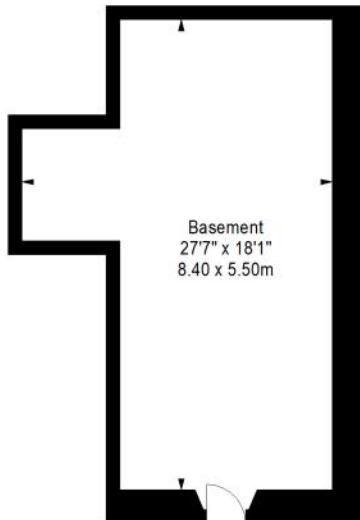
**Attic**  
Approx. 28.9 sq. metres (311.1 sq. feet)



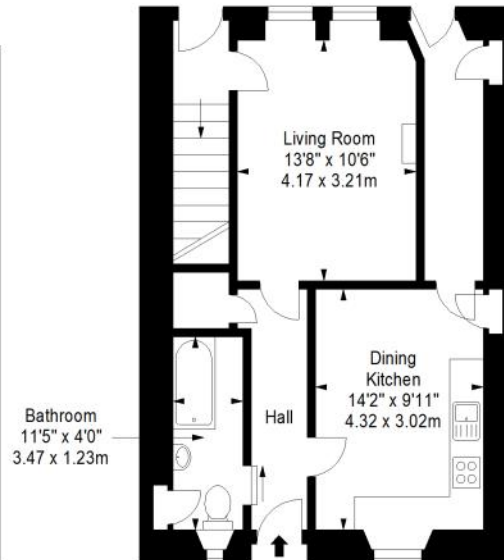
**Garden Store**  
Approx. 6.3 sq. metres (67.8 sq. feet)



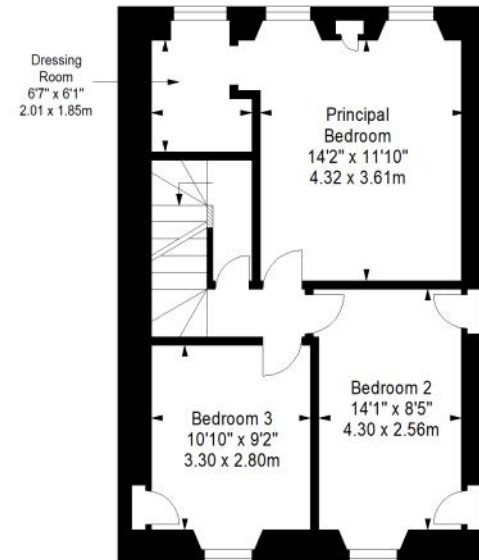
**Basement**  
Approx. 35.7 sq. metres (384.3 sq. feet)



**Ground Floor**  
Approx. 51.1 sq. metres (550.0 sq. feet)



**First Floor**  
Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 167.1 sq. metres (1798.7 sq. feet)



# Thorntons<sup>↑↓</sup>

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