

60 NETHERGATE

Crail, Anstruther, Fife, KY10 3TZ



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WELCOME TO
60 NETHERGATE

PROPERTY NAME
60 Nethergate

LOCATION
Crail, Anstruther, Fife, KY10 3TZ

APPROXIMATE TOTAL AREA:
183.3 sq. metres (1973.1 sq. feet)

Ground Floor- First Floor- Attic -

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



A SPACIOUS PERIOD HOME

ENJOYING AN ENVIABLE SEAFRONT POSITION



This listed mid-terraced period house, featuring five bedrooms and open-plan living, is desirably situated in coastal Crail, boasting views towards the Bass Rock and a sizeable south-facing garden leading to the shoreline. Now requiring full renovation, this characterful property presents an outstanding opportunity to create a personalised family home with an unrivalled seaside position in one of the area's most attractive villages.

GENERAL FEATURES

- A fantastic renovation project in desirable Crail
- Mid-terraced C-listed house with a scenic seafront position
- Stunning sea views towards the Bass Rock
- Generous and characterful three-storey interiors
- Excellent versatility for families
- EPC Rating - F

ACCOMMODATION FEATURES

- Vestibule and hall with good storage
- Sunny open-plan living/dining room and kitchen with garden access
- Separate formal living room
- Five spacious and flexible bedrooms
- (one at ground level)
- Bathroom with shower-over-bath
- Large attic with development potential (STPP)

EXTERNAL FEATURES

- Sizeable south-facing garden with direct access to the sea
- Unrestricted on-street parking

UNRIVALLED POSITION WITH DIRECT COASTAL ACCESS

This charming traditional residence in the conservation village of Crail enjoys an idyllic coastal spot with an extensive south-facing garden meandering down to the shoreline. This scenic setting also promises open sea views from the interiors, which offer ample space and versatility for families, with up to five bedrooms, multiple living areas, and a floored, useable attic. It is a 19th-century, mid-terraced property with listed status and the convenience of unrestricted on-street parking directly outside and everyday shopping within strolling distance.





WELCOME



You enter through a vestibule and hall, which includes practical storage areas. The hall flows into the social heart of the home—a living and dining area with a flexible space for furniture arrangements that connects seamlessly with the kitchen.



A RETREAT FOR QUIET RELAXATION

THE LIVING ROOM

A bright and spacious living room, accessible from the hall through double glass panel doors, benefits from fitted shelving and the warmly toned feature of natural pine flooring. It serves as a quiet retreat from the open-plan living area.



KITCHEN

WITH GARDEN ACCESS

This light-filled yet homely room spans the width of the property, featuring double southerly-facing sliding doors that open onto the garden's seating patio—perfect for alfresco dining in the summer. In winter, there is a multi-fuel stove for added cosiness on colder evenings. Though in need of refitting, the kitchen presently offers fitted storage and a workspace.







FIVE VERSATILE

BEDROOMS

The home's five spacious bedrooms include one with a dressing room and another on the ground floor, allowing for additional living space, such as a study or family room. Characterful authentic details, such as cornicing, are present throughout the sleeping quarters, with the first-floor bedrooms accessed via a sky-lit landing that includes deep storage. A large, floored attic with skylight windows is a usable space that presents an exciting opportunity for internal expansion, subject to planning permissions.



*AN ATTIC WITH SCOPE
FOR DEVELOPMENT*





*A BATHROOM
FEATURING A
SHOWER-OVER-BATH*

On the ground floor, there is a bathroom that needs modernisation. It is currently equipped with a WC suite, a bath, and an overhead shower.



Without a doubt, what makes this residence truly special is its proximity to the shoreline, with the coast immediately enjoyed from the garden via a quaint picket gate - certainly one of the best positions in the village! Amongst mature planting, the south-facing garden boasts lawned areas, a seating patio, and a croft or sizeable vegetable plot. There are numerous landscaping opportunities to make this enchanting space your own.

THE SHOWPIECE OF THE HOME

A SEAFRONT GARDEN





A CONVENIENT LOCATION WITH UNRESTRICTED PARKING AND NEARBY SHOPPING

A convenient location – with unrestricted parking and nearby shopping

Convenient unrestricted roadside parking is directly outside the property, and the village's good selection of everyday amenities is a short stroll away.

Extras: The sale includes all fitted floor and window coverings and light fittings.

*AN UNRIVALLED SEASIDE POSITION
IN ONE OF THE AREA'S MOST ATTRACTIVE VILLAGES*



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CRAIL, FIFE

A DESIRABLE COASTAL LIFESTYLE

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. The town 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 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.





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