



Lightkeeper's Rest, 32 Shore Road, Anstruther, KY10 3DZ
Offers Over £230,000



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OFFERS OVER
£230,000

Lightkeeper's Rest is a charming property enjoying elevated sea views from the lounge. Set within the popular village of Anstruther, the villa is situated fifty metres from the beach and is close to Anstruther's golf course and coastal walk. The property would make an attractive second home, first time purchase and currently has a short term holiday let licence. It is conveniently placed for local amenities including shops, restaurants and recreational facilities whilst St Andrews is approximately ten miles away.

The accommodation is tastefully decorated throughout and formed over two levels comprising on the ground floor: entrance hall with built-in wardrobe, dining kitchen, two double bedrooms, en suite shower room, another shower room, WC / cloaks and utility cupboard. The modern kitchen has an island unit with integrated hob, oven and dishwasher, space for free standing appliances and floor units with complementary work surfaces. From the kitchen, there is access to the utility cupboard which has a power supply and plumbing for a washing machine. The

master bedroom has feature cornice, recess press cupboard and modern en suite shower room comprising WC, wash hand basin with vanity unit below and shower cubicle. The twin bedroom has a built-in cupboard housing the boiler. The shower room has a shower cubicle with attractive wet wall surround, WC and wash hand basin. The bright, triple aspect lounge is located on the first floor and offers stunning sea views toward the May Isle and Anstruther's shore.

The property benefits from double glazing and gas-fired central heating.

Whilst there are no garden grounds, Anstruther shore, beach and coastal walk are all within easy walking distance offering plenty of outdoor space.

Rollos highly recommend an early inspection to appreciate the accommodation and location offer.





- Mid-terraced villa
- Lounge
- Dining kitchen & Utility
- Master bedroom & En suite
- Second double bedroom
- Shower room & W.C.
- Gas-fired central heating
- Double glazing

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

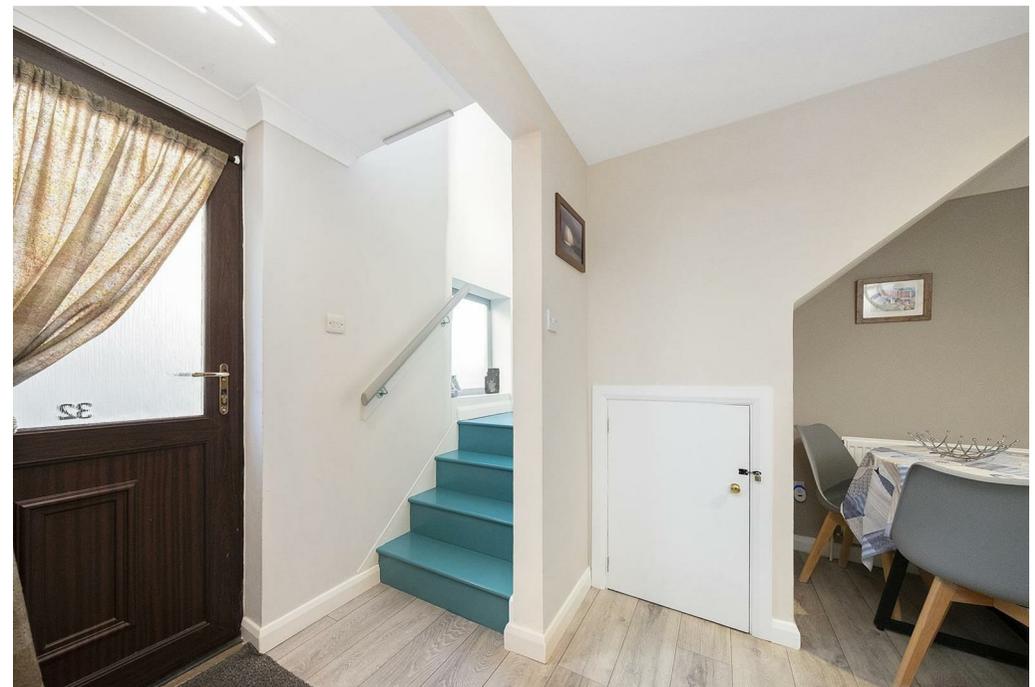
VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 807.29 SQ FT







Room Sizes

Approximate measurements

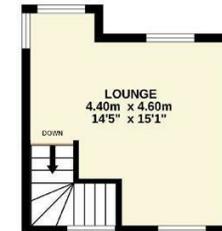
Lounge	14'5" x 15'1"
Kitchen	15'0" x 14'10"
Utility Cupboard	4'0" x 2'10"
Bedroom	13'5" x 13'1"
En Suite	3'10" x 9'1"
Bedroom	9'10" x 10'2"
Shower Room	3'10" x 5'4"
W.C.	3'10" x 3'9"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.