



**8 The Fifies St Monans, KY10 2FA**  
**Offers Over £325,000**

STUNNING 3 Bedroom Detached Bungalow FINISHED TO AN EXTREMELY HIGH STANDARD with a driveway and garage. Located just a short walk to the Fife Coastal Path, Beach, Harbour and Open Water Tidal Pool making this a great choice for ONE LEVEL LIVING, with good local amenities including the Primary School, Shops and Cafes. Accommodation: Hall, open plan lounge kitchen dining room, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Solar Panels. Gardens. Driveway and Garage. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.



## LOCATION

St Monans is a charming fishing village in the East Neuk of Fife. Located 12 miles south of St Andrews, it is the smallest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. With several cafés and restaurants its main industry is tourism, fishing and farming. Recreationally there is a harbour, beach and the Fife coastal path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife making this one of the most desirable places to live.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door with opaque double-glazed inlets leading into the hallway. 3 cupboards provide shelving/hanging/storage space. Hatch provides access to the attic. Radiator. Amtico flooring.

## LOUNGE KITCHEN DINING ROOM

24'4" x 19'4" (7.42m x 5.90m )

Stunning open plan social space with fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and co-ordinating upstand. Peninsula unit provides a fixed dining area with additional storage and kitchen prep space. Integrated appliances include a gas hob with an extractor fan above, 2 eye level ovens, dishwasher, washing machine and fridge/freezer. Coordinating cupboard houses the gas central heating combi condenser boiler. Ample space for the lounge and dining area. Double-glazed windows to the side and rear. 2 radiators. Amtico flooring.

## MASTER BEDROOM

13'3" x 12'5" (4.04m x 3.79m)

Bright double bedroom with double-glazed windows to the front and side. Built-in wardrobe provides shelving/hanging/storage space. 2 radiators. Amtico flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'1" x 5'8" (2.17m x 1.75m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Tiled flooring.

## BEDROOM 2

13'1" x 10'5" (3.99m x 3.20m)

Additional double bedroom with double-glazed window to the front. Radiator. Amtico flooring.

## BEDROOM 3

9'5" x 7'6" (2.89m x 2.30m)

Further double bedroom with double-glazed window to the side. Radiator. Amtico flooring.

## BATHROOM

7'1" x 7'1" (2.17m x 2.16m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and Miras control shower above. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Tiled flooring.

## GARDEN

To the front of the property is mainly laid to lawn with borders containing established plants and shrubs. A mono bloc driveway provides off street parking and leads to the garage and property entrance. Timber gate to the side of the garage leads to the enclosed rear garden. The rear garden is mainly laid to lawn with a paved patio providing an ideal spot for garden furniture to enjoy relaxation time in the sun entertaining family and friends. A doorway provides access to the garage.

## GARAGE

19'9" x 10'0" (6.04m x 3.07m)

Semi-detached garage accessed via a metal up and over door providing secure parking with ample additional storage space to the rear. Provision for light and power with concrete flooring.

## AGENTS NOTES

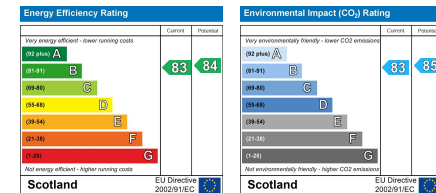
Please note that all room sizes are measured approximate to widest points.







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