



35 Forth Street, St. Monans, Fife, KY10 2AU
Offers Over £350,000

 **Fife
Properties**

Beautiful 4 Bedroom 2 Reception Semi-Detached Townhouse with a NET LOFT, READY TO MOVE IN on the Fife Coastal Path with STUNNING VIEWS in the seaside village of St Monans, with easy access to the Beach, Harbour and Open Water Tidal Pool, local Primary School, shops and cafes. Accommodation: Hall, 2 sitting rooms, lower kitchen and 1st floor dining kitchen, master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom. Partial DG. GCH. Solar power H/W. Gardens and a Net loft with storeroom and washrooms below. PERSONAL PROPERTY 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 decorative double-glazed UPVC door leading into the lower hallway. Carpeted stairway with timber balustrade and a sash and case window with secondary glazing to the rear, leads to the middle landing. Under stair cupboard provides storage space. Dado rail. Carpeted. Doorway to the inner hall. UPVC door leads to the courtyard via the rear porch.

INNER HALL

Provides access to a downstairs sitting room, kitchen and ensuite bedroom with potential to be a self-contained 'granny flat'. Radiator. Carpeted.

DOWNSTAIRS KITCHEN

11'9" x 6'9" (3.59m x 2.08m)

Galley style fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated gas hob with space for a freestanding appliance. Sash and case window to the front with secondary glazing. Coving. Radiator. Vinyl flooring.

SITTING ROOM

16'4" x 10'7" (5.00m x 3.24m)

Bright sitting room with a sash and case window to the front with secondary glazing. Feature open fireplace set in a fully tiled surround. Shelved alcove provides display/storage space with a cupboard below. Coving. Radiator. Carpeted. Doorway to a walk-in cupboard with a sash and case window to the front, provides housing for the wall mounted gas central heating system boiler with additional storage space.

MASTER BEDROOM

13'9" x 11'11" (4.20m x 3.65m)

Spacious double bedroom with a sash and case window to the rear with secondary glazing. Cupboard provides shelving/storage space. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'9" x 5'6" (2.07m x 1.68m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a fixed curtain rail and thermostatic control shower. 2 opaque windows to the side with secondary glazing. Partially tiled. Radiator. Vinyl flooring.

MIDDLE LANDING

Carpeted stairway with a timber handrail and Velux window leads to the top floor landing. Cupboard provides ample shelving/storage space. Radiator. Carpeted.

UPPER SITTING ROOM

16'3" x 12'4" (4.97m x 3.77m)

Spacious upper sitting room with double-glazed to the front with a partial sea view towards the Firth of Forth and Berwick Law. Feature fireplace with a log burning stove set on a slate hearth with a tiled surround and timber mantle. 2 shelved alcoves provides display/storage space. Internal window allows additional natural light into bedroom 2. Coving. Radiator. Carpeted.

BREAKFASTING KITCHEN

12'2" x 9'0" (3.73m x 2.76m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan above and an eye level oven with space for additional freestanding appliances. Ample space for dining furniture. Pantry provides shelving/storage space. Double-glazed window to the front with a partial sea view towards the Firth of Forth. Coving. Radiator. Vinyl flooring.

BEDROOM 2

13'10" x 12'2" (4.24m x 3.71m)

Additional double bedroom with double-glazed window to the rear overlooking the courtyard. Cupboard provides shelving/storage space. Internal window provides additional natural light from the sitting room. Cornicing. Radiator. Carpeted.

TOP FLOOR LANDING

Leads to 2 further bedrooms and a bathroom. Carpeted.

BEDROOM 3

17'6" x 13'8" (5.35m x 4.19m)

Further double bedroom with double-glazed bay window to the rear with a partial sea view towards the Lady's Tower at Elie. 2 storage cupboards provide shelving/storage space. Hatch provides access to the fully floored attic with a Velux window via a fixed metal ladder. Radiator. Carpeted.

BEDROOM 4

17'9" x 15'4" (5.43m x 4.68m)

Bright double bedroom with a double-glazed bay window to the front with a gorgeous sea view towards the Firth of Forth and beyond towards Berwick and the May Isle. Fitted wardrobes and furniture provide shelving/hanging/drawer/storage space with a fixed vanity unit. 2 cupboards provide storage space and housing for the solar powered hot water tank. Radiator. Carpeted.

BATHROOM

9'4" x 6'10" (2.85m x 2.09m)

4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors and a thermostatic control shower. Velux window to the front with a sea view. Fully tiled. Radiator. Vinyl flooring.

GARDENS

To the front of the property is a low maintenance space providing an ideal spot for a bench in the morning sun. The rear courtyard is accessed via the rear porch or a timber gate off George Street. The concrete courtyard is low maintenance and enclosed providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shelter provides a space for log storage. With additional storage in the Net Loft, washroom and separate storeroom.

NET LOFT UPPER

15'3" x 9'2" (4.65m x 2.80m)

Spacious net loft ideal for converting into a home office/studio with windows to the front overlooking the courtyard. Fitted cupboards provide storage space.

WASHROOM

8'9" x 7'10" (2.68m x 2.41m)

Convenient outdoor storeroom with provision for plumbing and concrete flooring. Fixed shelving provides storage space.

WOOD STORE

9'0" x 6'4" (2.76m x 1.95m)

Additional storage room ideal for use as a wood store for the log burning stove.

AGENTS NOTES

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







Ground Floor

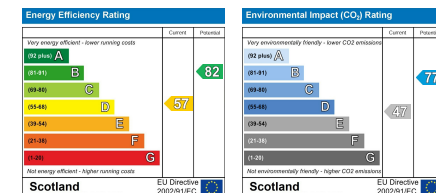


First Floor



Attic Floor

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