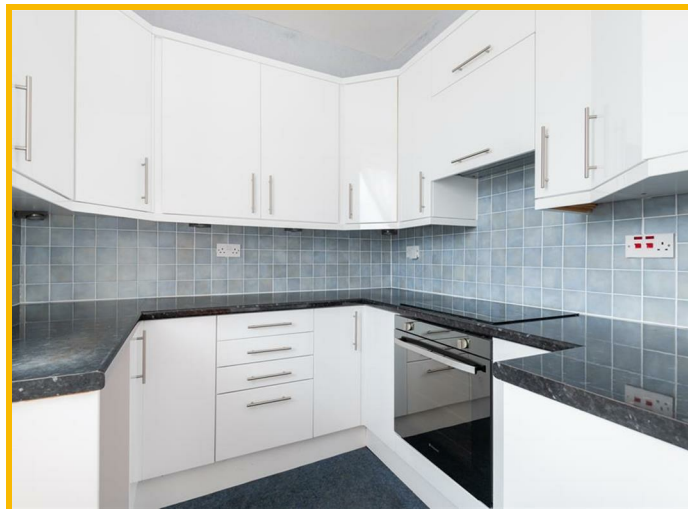




37 Forth Street, St. Monans, Anstruther, KY10 2AU

Offers Over £350,000

Spacious 5 Bedroom 2 Reception Semi-Detached Townhouse with POTENTIAL TO ADD VALUE and STUNNING VIEWS situated on a GOOD-SIZED PLOT. Located with easy access to all local amenities including Primary School, the Fife Coastal Path, Harbour and Open Water Tidal Pool making this an idyllic lifestyle choice for a family. Accommodation: Hall, sitting room, utility room, upper sitting room, kitchen, 5 double bedrooms, 2 shower rooms and a bathroom. DG. GCH. Gardens and Courtyard with 4 outbuildings. Potential to have Off Street Parking and a Garage. 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 double-glazed UPVC door leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the middle landing. Inner hall leads to the lower living space with potential to create a self-contained apartment. Double-glazed window to the front. Under stair cupboard provides storage space. Carpeted / vinyl flooring.

LOWER SITTING ROOM

13'3" x 11'9" (4.05m x 3.60m)

Bright sitting room with a double-glazed window to the front. 2 cupboards provide shelving / storage space. Radiator. Carpeted. Doorway to the rear hall.

REAR HALL

A double-glazed UPVC door provides access to the front garden and rear courtyard. Cupboard provides shelving / storage space. Dado rail. Vinyl flooring. Doorway to the ground floor bedroom.

BEDROOM 1

13'9" x 12'0" (4.21m x 3.68m)

Spacious double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving / storage space. Cornicing. Radiator. Carpeted.

UTILITY ROOM

12'0" x 7'9" (3.66m x 2.37m)

Convenient utility room with wall mounted, floor standing units and a stainless-steel sink, with space for freestanding appliances. Cornicing. Radiator. Vinyl flooring. Double-glazed UPVC door leads to the rear courtyard.

SHOWER ROOM

6'7" x 5'6" (2.03m x 1.69m)

3-piece suite comprising: W.C, wash hand basin and a shower

enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Wet walled shower area. Radiator. Vinyl flooring.

MIDDLE LANDING

Spacious middle landing with a carpeted stairway leading to the top floor landing and an opaque double-glazed UPVC door provides access to the courtyard via timber external stairs. Dado rail. Radiator. Carpeted.

UPPER SITTING ROOM

16'2" x 15'0" (4.94m x 4.59m)

Bright upper sitting room with a double-glazed window to the front with a partial sea view towards the Firth of Forth. Feature fireplace with a gas fire set in a marble and timber surround. Cupboard provides shelving / storage space. 2 radiators. Carpeted. Doorway to the kitchen.

KITCHEN

7'6" x 7'5" (2.29m x 2.28m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan above and an oven below. Double-glazed window to the front with a partial sea view towards the Firth of Forth. Vinyl flooring.

BEDROOM 2

14'1" x 12'2" (4.31m x 3.73m)

Spacious double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating condensing combi boiler. Cornicing. Radiator. Carpeted.

BATHROOM

6'8" x 5'8" (2.05m x 1.73m)

3-piece suite comprising: W.C, vanity wash hand basin and bath with a mixer tap shower attachment. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

TOP FLOOR LANDING

Timber stairs lead to the attic room providing an abundance of storage space with a Velux window to the rear. Dado rail. Carpeted.

BEDROOM 3

15'2" x 11'11" (4.64m x 3.64m)

Spacious double bedroom with a double-glazed bay window to the front with a stunning view towards Berwick across the Firth of Forth. Built-in wardrobes with mirrored sliding doors provides shelving/hanging/storage space with several additional cupboards providing further storage. Radiator. Carpeted. Doorway to the shower room.

BEDROOM 4

14'1" x 9'8" (4.31m x 2.96m)

Additional double bedroom with a double-glazed bay window to the rear with a partial coastal view towards Lady's Tower at Elie. Radiator. Carpeted.

BEDROOM 5

11'10" x 8'1" (3.62m x 2.48m)

Further double bedroom with a Velux window to the rear. Radiator. Carpeted.

SHOWER ROOM

7'4" x 7'4" (2.26m x 2.25m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Velux window to the front. Wet walled shower area. Radiator. Vinyl flooring.

GARDENS

To the front of the property is low maintenance laid with slabs and a border containing plants and shrubs. A paved path to the side with a metal gate leads to the rear courtyard and garden. The courtyard to the rear is low maintenance, again laid with paving stones and borders containing established plants and shrubs. An opening in the stone wall provides access to the enclosed side garden. The side garden is laid to lawn with borders containing an array of established plants, shrubs and trees. The side garden has potential for creating off street parking with timber double gates and a good-sized garage with light and electrical power points already in place.

WORKSHOP

9'3" x 9'0" (2.82m x 2.76m)

Good-sized workshop with provision for light and power with a fixed workbench. Ample storage space. Concrete flooring.

STORES 1 & 2

9'3" x 5'3" / 9'3" x 5'3" (2.83m x 1.62m / 2.83m x 1.62m)

Both stores provide securable storage space with provision for light and concrete flooring.

WASH HOUSE

9'8" x 9'4" (2.97m x 2.86m)

External wash house with original Belfast dual sinks and provision for light. Concrete flooring.

AGENTS NOTES

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







Ground Floor

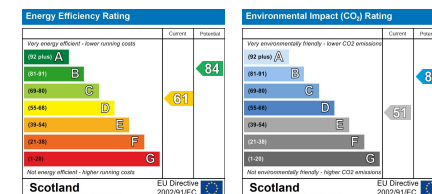


First Floor



Second Floor

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