



**5 Queen Margaret Street, St. Monans, KY10 2BG**

**Offers Over £160,000**



BEAUTIFUL 3 Bedroom Ground Floor Apartment READY TO MOVE IN, situated a short walk from the Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool. All essential amenities located nearby including Primary School, Shop and café with further amenities in Anstruther. GREAT LIFESTYLE choice for a family. Accommodation: Hall, living room, dining kitchen, 3 double bedrooms, bathroom, W.C and a laundry cupboard. DG. GCH. Gardens. Off Street Parking. 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 an opaque double-glazed UPVC door leading into the main hallway. Cupboard provides storage space. Coving. Radiator. Laminate flooring.

## LIVING ROOM

15'0" x 11'5" (4.59m x 3.49m)

Bright living room with a double-glazed window to the front. Feature electric fire set in a marble effect and timber surround with a tiled hearth. Shelved alcove provides display/storage space. Coving. Vertical radiator. Carpeted. Doorway to the dining kitchen.

## DINING KITCHEN

15'9" x 10'5" (4.82m x 3.20m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and a wet walled splashback. Integrated appliances include an electric hob, extractor fan above, eye level oven, microwave and a dishwasher. Coordinating cupboard houses the gas central heating condensing combi boiler. Ample space for dining furniture. Double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring. Triple-glazed patio doors provide access to the rear garden.

## BEDROOM 1

14'1" x 10'11" (4.31m x 3.34m)

Spacious double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

## BEDROOM 2

13'7" x 9'6" (4.15m x 2.91m)

Additional double bedroom with a double-glazed window to the rear. Shelved alcove provides display/storage space. Coving. Radiator. Carpeted.

## BEDROOM 3

12'4" x 9'5" (3.78m x 2.88m)

Further double bedroom with a double-glazed window to the rear. Shelved alcove provides display/storage space. Cupboard provides storage. Coving. Radiator. Carpeted.

## BATHROOM

8'10" x 8'5" (2.71m x 2.59m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, corner bath and a walk-in shower enclosure with a fixed screen and thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled / wet walled. Vertical radiator. Laminate flooring.

## LAUNDRY CUPBOARD

4'5" x 3'1" (1.35m x 0.95m)

Convenient laundry cupboard with provision for light and power. Laminate flooring.

## W.C

4'1" x 3'7" (1.27m x 1.11m)

2-piece suite comprising: W.C and a wash hand basin. Fixed inset mirror. Laminate flooring.

## GARDEN

To the front of the property is low maintenance laid with artificial grass and an area of gravel providing off street parking. A shared pend to the side provides access to the enclosed rear garden via a timber gate. The rear garden has areas of lawn and borders ideal for a keen gardener to add their own stamp to the outdoor space. A paved patio with

fixed seating and external power sockets provides a good spot to relax and enjoy time in the sun entertaining family and friends. A timber shed provides storage space.

## AGENTS NOTES

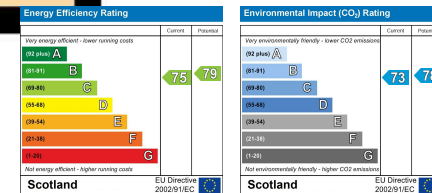
Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.