

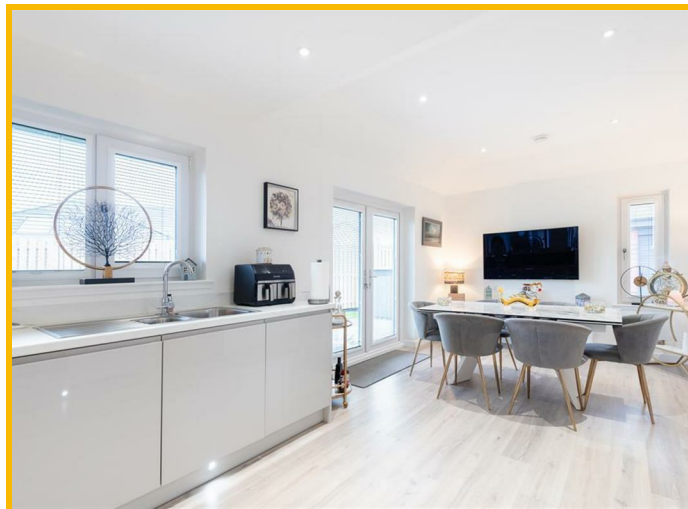
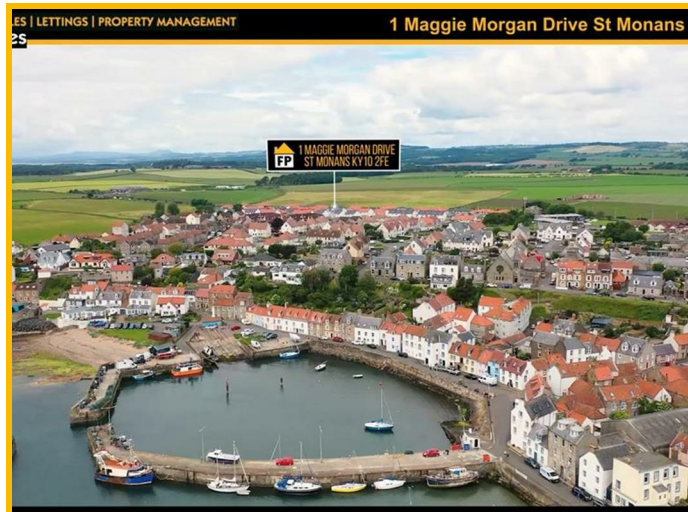


**1 Maggie Morgan Drive, St Monans, KY10 2FE**

**Offers Over £350,000**



Immaculate 3 Bedroom Detached Bungalow FINISHED TO AN EXTREMELY HIGH STANDARD with a Detached Garage and Driveway. Located a short walk from the Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool making this an IDYLLIC LIFESTYLE choice. Accommodation: Hall, living room, dining kitchen, master bedroom with an ensuite shower room, further double bedroom, good sized single bedroom and a bathroom. DG. GCH. Solar PV panels. Gardens. Driveway. Detached 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 composite door with an opaque double-glazed inlet leading into the hallway. 2 cupboards provide shelving/storage space. 2 radiators. Laminate flooring.

## LIVING ROOM

4.55m x 3.82m

Bright living room with double-glazed windows to the front and side. Feature inset fire provides a stunning focal point with an alcove above for entertainment equipment. 3 radiators. Laminate flooring.

## DINING KITCHEN

21'7" x 10'11" (6.59m x 3.35m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand. Integrated appliances include a gas hob, extractor fan, 2 ovens, microwave, fridge/freezer, dishwasher, washer/dryer and a wine cooler. Ample space for dining furniture. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed windows to the side and rear. Radiator. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

## MASTER BEDROOM

14'8" x 10'11" (4.48m x 3.35m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

6'6" x 6'5" (2.00m x 1.98m)

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

## BEDROOM 2

12'11" x 10'8" (3.96m x 3.27m)

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

## BEDROOM 3

8'11" x 8'11" (2.74m x 2.73m)

Good-sized single bedroom which could be utilised as a home office with a double-glazed window to the front. Radiator. Laminate flooring.

## BATHROOM

8'11" x 8'5" (2.74m x 2.57m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with pivot screen and an electric shower unit above. Opaque double-glazed window to the front with plantation style shutters. Partially tiled. Heated towel rail. Laminate flooring.

## GARDEN

The front of the garden is laid to lawn with a hedge border. A mono bloc driveway to the side provides ample off-street parking and access to the detached garage. To the rear of the garage is a low maintenance area with a shed providing additional storage space. A timber gate leads to the enclosed rear garden, mainly laid to lawn with a paved patio

providing ample space for garden furniture to enjoy time with family and friends in the sun.

## GARAGE

19'3" x 10'1" (5.87m x 3.08m)

Detached garage provides secure parking with additional storage space accessed via an electric up and over door. Provision for light and power with concrete flooring. Doorway to the side provides additional access.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	83	85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A	83	85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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