



**8 Inverie Street, St. Monans, Anstruther, KY10 2AQ**

**Offers Over £195,000**



BEAUTIFULLY PRESENTED 2 Bedroom SPACIOUS End Terraced Villa with POTENTIAL TO DEVELOP with Off Street Parking and an Enclosed Rear Garden. Located a short walk from Fife's Stunning Coastal Path, Beach, Open Water Tidal Pool and essential amenities including Primary School. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. 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 UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairs lead to the upper landing. 2 double-glazed windows to the side providing ample natural light. Radiator. Carpeted.

## LIVING ROOM

13'11" x 12'11" (4.25m x 3.95m)

Bright living room with a double-glazed window to the front. Alcove provides display/storage space. Coving. Radiator. Exposed wooden flooring. Doorway to the dining kitchen.

## DINING KITCHEN

17'4" x 8'6" (5.29m x 2.60m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include electric hob, chimney style extractor fan and oven below. Ample space for dining furniture. Walk-in cupboard provides ample storage space and housing for the gas central heating condensing combi boiler. 2 double-glazed windows to the rear providing ample natural light. Radiator. Vinyl flooring. UPVC door with opaque double-glazed window provides access to the rear garden.

## UPPER LANDING

Hatch provides access to the floored and lined roof space via a fixed metal ladder, where you have potential to develop subject to relevant planning permission. Carpeted.

## BEDROOM 1

15'8" x 10'6" (4.78m x 3.22m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space. Nook provides storage space ideal for a home office area. Radiator. Carpeted.

## BEDROOM 2

11'10" x 10'8" (3.63m x 3.27m)

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

## BATHROOM

6'6" x 5'9" (2.00m x 1.77m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a P-shaped bath with pivot screen and an electric shower unit. Opaque double-glazed window to the rear. Partially wet walled. Heated towel rail. Vinyl flooring.

## GARDEN

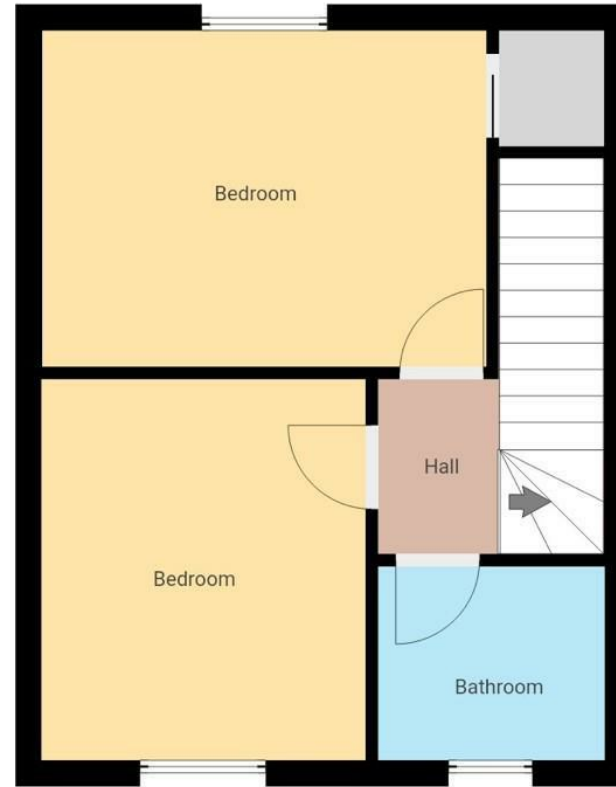
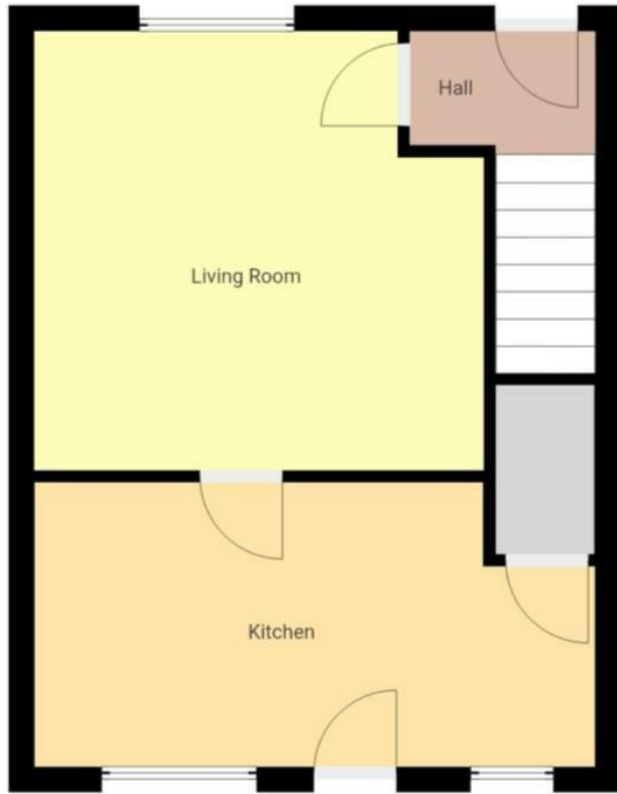
To the front of the property is laid with gravel providing ample off street parking for 2 vehicles. A timber gate to the side leads to the rear garden. The rear garden is enclosed within a timber fence surround providing a safe space for children and pets to play. The garden is mainly laid to lawn with established shrubs and a bountiful apple tree. A paved patio provides an ideal spot for garden furniture to enjoy time in the sun. The garden benefits from a dual sided shed with storage on one side and bike storage at the other.

## AGENTS NOTES

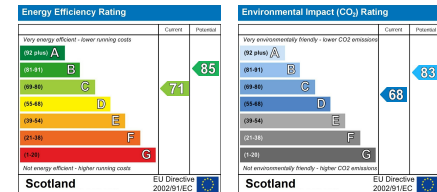
Please note that all room sizes are measured approximate to widest points.







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.