



32 George Terrace, St. Monans, Anstruther, KY10 2AY
Offers Over £270,000



CHARMING 2 Bedroom 2 Reception Semi-Detached Character Villa offering spacious living with a CONTEMPORARY OPEN PLAN dining kitchen, conservatory and benefitting from STUNNING SEA VIEWS across the Firth of Forth and beyond. Located a short walk from Fifes Stunning Coastal Path, Beach, Harbour and open water tidal pool with several great golf courses nearby. Accommodation: Hall, living room, dining kitchen, conservatory, utility room, W.C, 2 double bedrooms and a bathroom. DG. GCH. Garden. 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 timber door leading into the welcoming lower hallway through the vestibule with mosaic flooring and timber panelling details. Carpeted stairway with a double-glazed window to the rear and a timber balustrade leads to the upper landing. Coving and timber panelling detail. Radiator. Laminate flooring.

LIVING ROOM

13'3" x 12'1" (4.06m x 3.70m)

Spacious living room with a double-glazed window to the rear providing a rooftop and partial sea view. Feature decorative fireplace with a marble surround and hearth. Alcove provides display/storage space with additional storage cupboard below. Cornicing. Radiator. Laminate flooring. Glazed timber door leads to the conservatory. Open plan to the dining kitchen.

DINING KITCHEN

14'11" x 11'0" (4.57m x 3.37m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks with a ceramic sink. Island provides a social dining space with additional storage below. Integrated

appliances include an induction hob, extractor fan, eye level oven, dishwasher, wine cooler and space for a freestanding fridge/freezer. 2 sash and case double-glazed windows to the front. Coving. Vertical radiator. Laminate flooring.

CONSERVATORY

12'1" x 10'3" (3.70m x 3.14m)

Bright conservatory with wrap around double-glazed windows overlooking the garden with a gorgeous rooftop and partial sea view. Cupboard provides shelving/storage space. Tiled flooring. Double-glazed UPVC doors provide access to the garden.

UTILITY ROOM

8'0" x 3'4" (2.45m x 1.03m)

Convenient utility room with a double-glazed sash and case window to the front. Fitted worktop with stainless steel sink, cupboard and space for a plumbed appliance below. Coving. Radiator. Laminate flooring.

W.C

6'6" x 4'8" (2.00m x 1.44m)

2-piece suite comprising: W.C and a wash hand basin. Ample additional under stair storage space. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring.

UPPER LANDING

Upper landing leads to 2 double bedrooms and a bathroom. Timber stairs provide access to a fully floored attic room with an opaque double-glazed window to the rear. Under stair cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 1

13'0" x 12'7" (3.98m x 3.86m)

Bright double bedroom with a double-glazed bay window to the rear offering a fantastic rooftop and sea view across the Firth of Forth to towards Berwick Law and Edinburgh. Coving. Radiator. Carpeted.

BEDROOM 2

15'6" x 12'7" (4.74m x 3.86m)

Additional double bedroom with a double-glazed sash and case bay window to the front. Cupboard provides hanging/storage space. Cornicing. Radiator. Carpeted.

BATHROOM

10'0" x 6'8" (3.06m x 2.05m)

4-piece suite comprising: W.C, wash hand basin, corner bath and a shower enclosure with a pivot screen door and a thermostatic control shower. Opaque double-glazed sash and case window to the front. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

The property benefits from being situated on an elevated plot with a large timber deck providing an ideal spot for garden furniture to relax and enjoy time taking in the sea views. Timber steps lead down to the lower garden containing established plants and shrubs.

AGENTS NOTES

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

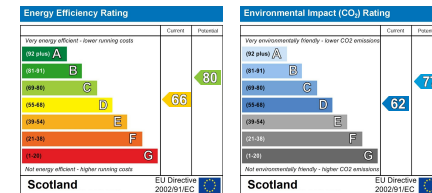




GROUND FLOOR



1ST FLOOR



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