

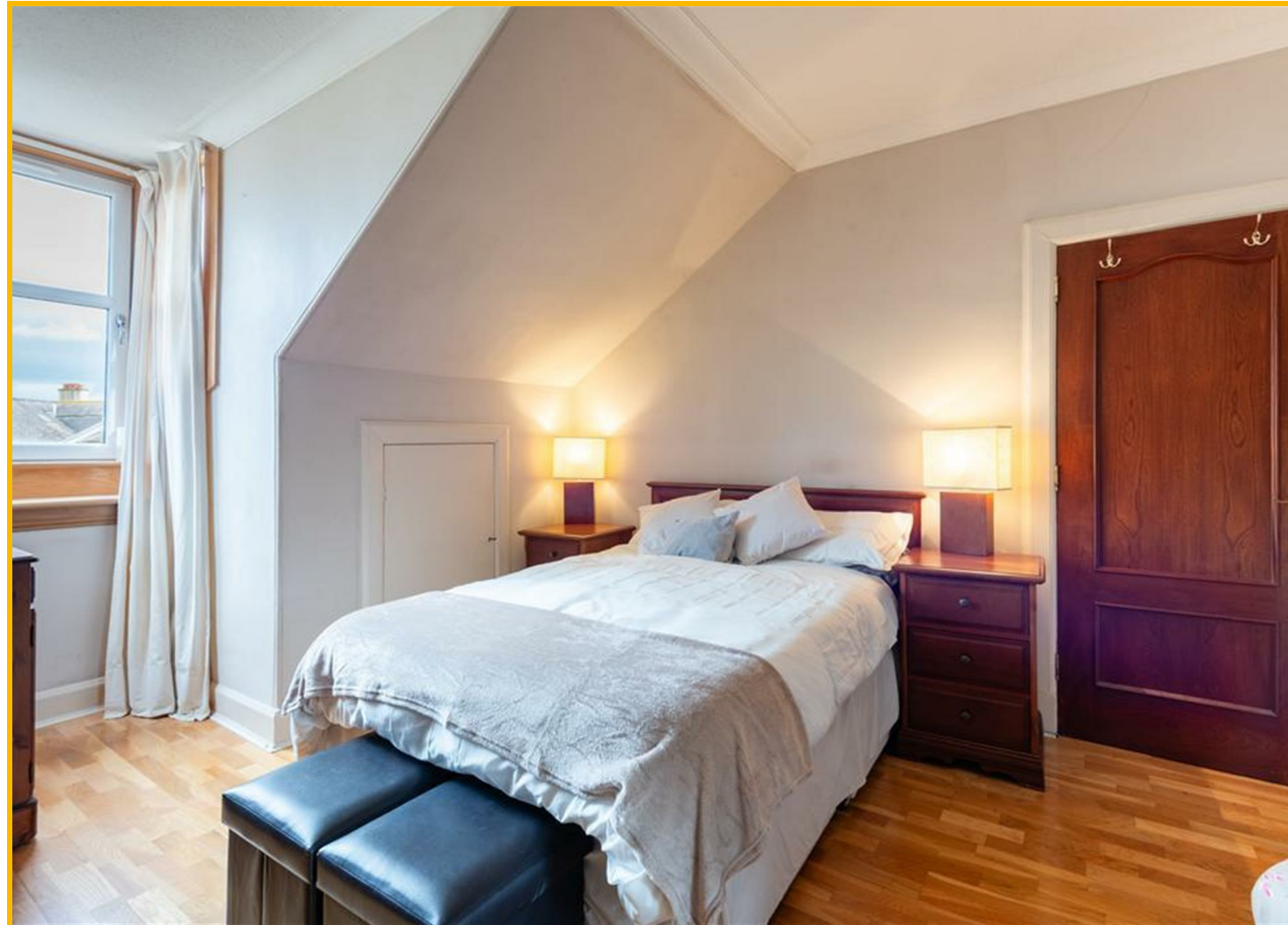


25 Station Road, St. Monans, Anstruther, KY10 2BN

Offers Over £340,000



CHARMING 3 Bedroom 2 Reception Semi-Detached CHARACTER PROPERTY offering Spacious Interiors with ORNATE FEATURES, Off Street Parking with EV charger and an Enclosed Rear Garden. Ideal family home located a short walk from the Fife Coastal Path, Harbour, Beach, Primary School and Amenities. Additional shops, cafes, restaurants and High School nearby in Anstruther. Accommodation: Hall, living room, snug, dining kitchen, 3 double bedrooms and a bathroom. DG. GCH. Garden with a summerhouse. Off Street Parking with EV charging point. 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 cafes 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 leading into the vestibule providing hanging storage space. Decorative glazed timber door leads into the welcoming lower hallway with high ceilings and original detailing. Carpeted stairway with an opaque double-glazed window and a timber balustrade leads to the upper landing. Under stair home office area. Cupboard provides shelving / storage space. Cornicing and picture rail. 2 radiators. Carpeted.

LIVING ROOM

16'11" x 14'2" (5.17m x 4.32m)

Bright living room with a double-glazed bay window to the front. Feature fireplace with a gas fire set in a timber surround with a natural stone hearth. Fixed shelving / storage space. Coffered style ceiling, cornicing and picture rail. 2 radiators. Carpeted.

SNUG

13'1" x 12'1" (3.99m x 3.70m)

Good-sized additional reception room with a double-glazed window to the rear overlooking the garden. Walk-in storage cupboard with fixed shelving/hanging/storage space and an opaque double-glazed window to the side. Coving and picture rail. Radiator. Carpeted.

DINING KITCHEN

21'1" x 12'4" (6.43m x 3.76m)

Spacious and bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops, coordinating upstand and tiled splashbacks. Island provides a dining area with additional storage space below. Integrated appliances include an induction hob, extractor fan, eye level oven, microwave and a dishwasher. Cupboard provides a convenient laundry space with provision in place for light, power and plumbing with a wall mounted gas central heating condensing combi boiler. Double-glazed windows to the side and rear overlooking the garden. Radiator. Natural stone tile flooring. Double-glazed sliding patio door leads to the garden.

UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed metal ladder. Coving and picture rail. Radiator. Carpeted.

BEDROOM 1

15'4" x 11'8" (4.68m x 3.58m)

Good-sized double bedroom with a double-glazed bay window to the front with a partial sea view. Coving. Radiator. Engineered hardwood flooring.

BEDROOM 2

15'8" x 12'1" (4.80m x 3.69m)

Additional double bedroom with a double-glazed box window to the rear overlooking the garden. Hatch access to the eaves storage. Coving. Radiator. Engineered hardwood flooring.

BEDROOM 3

11'9" x 7'3" (3.59m x 2.22m)

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

BATHROOM

8'0" x 8'0" (2.46m x 2.44m)

Contemporary 4-piece suite comprising: W.C, vanity wash

hand basin, freestanding bathtub and a shower enclosure with sliding doors and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. LVT flooring.

GARDEN

To the front of the property is low maintenance with a border containing established plants and shrubs with monobloc paving providing ample off street parking for multiple vehicles. A timber gate to the side of the property leads to the rear garden via an extension of the driveway with sheds providing outdoor storage space. The rear garden is mainly laid to lawn with a paved area providing an ideal space for garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed making this a safe space for children and pets to play.

SUMMER HOUSE

9'6" x 7'7" (2.91m x 2.32m)

The timber summerhouse with single-glazed windows provides an ideal sheltered spot to enjoy time outdoors in all weathers.

AGENTS NOTES

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





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	78
54-68	D		
39-53	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
65-80	C		
54-64	D		
39-53	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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