

23b Miller Terrace, St. Monans, Anstruther, KY10 2BB

Offers Over £260,000

Fife Properties

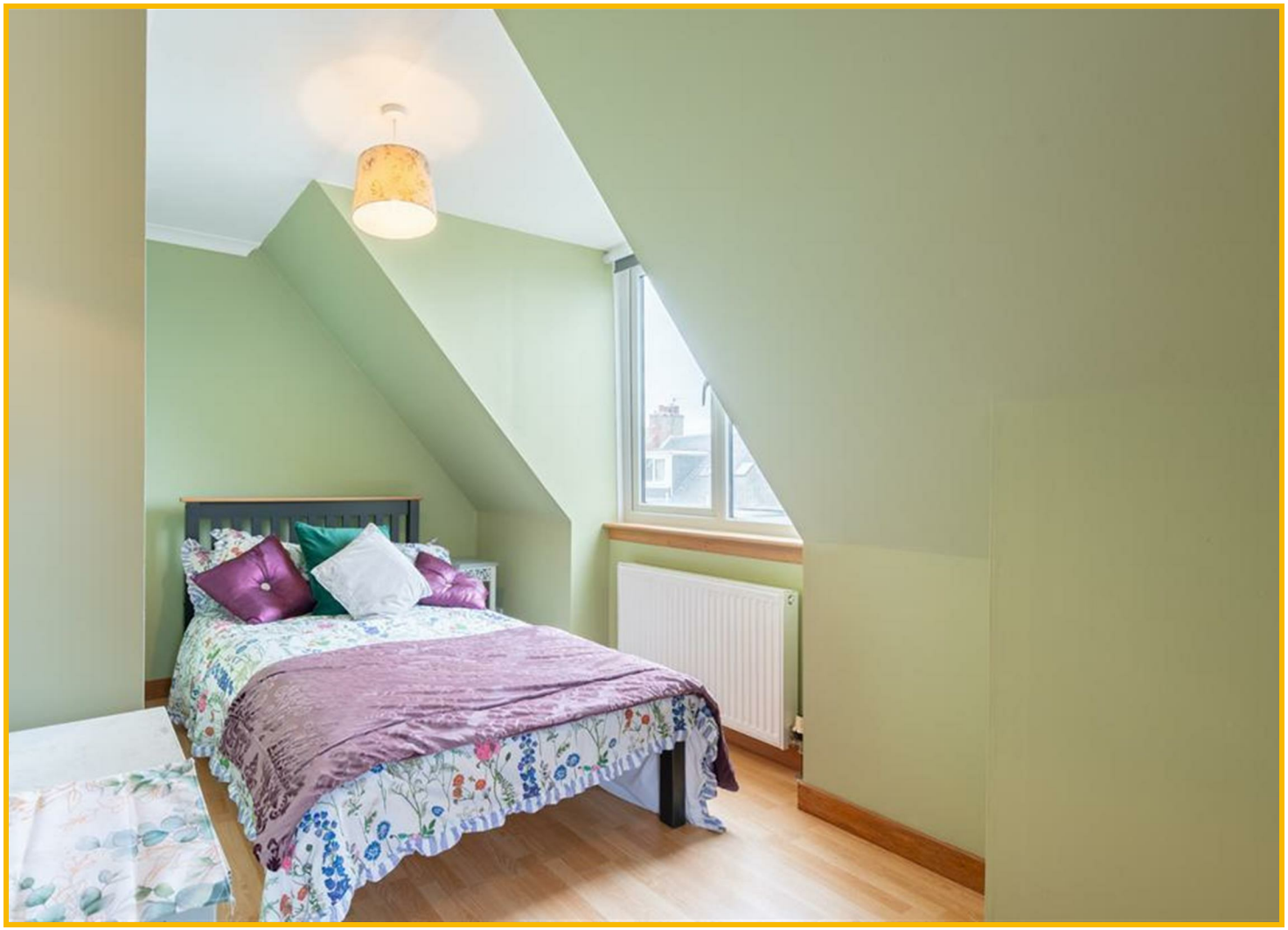
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Fife Properties

CHARMING 3 Bedroom End Terrace Villa offering SPACIOUS AND CONTEMPORARY interiors with SEA VIEWS and a private seating area. Located a short walk from the Fife Coastal Path, Beach, Harbour and amenities with a local Primary School. Close to Anstruther providing Secondary School and additional shops, cafes and restaurants. Ideal for a family seeking a relaxing lifestyle. Accommodation: Hall, living room, dining kitchen, 3 double bedrooms, W.C 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 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 with opaque double-glazed window leading into the spacious lower hallway. Painted wooden stairs with balustrade leads to the upper landing. Coving. Radiator. Laminate flooring.

LIVING ROOM
17'11" x 11'3" (5.47m x 3.45m)
5.47m x 3.45m
Bright living room with 2 double-glazed windows to the front. Decorative timber fireplace with a natural stone surround and hearth. Coving. Radiator. Laminate flooring. Glazed timber doors lead to the dining kitchen.

DINING KITCHEN
17'3" x 9'4" (5.28m x 2.85m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Freestanding gas range cooker with duel ovens below space for several freestanding appliances. Wall mounted gas central heating combi boiler. Space for dining furniture. Double-glazed window to the side. Coving. Radiator. Laminate flooring. Double-glazed sliding patio door leads to the garden.

W.C.
8'5" x 1'10" (2.59m x 0.58m)
Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin. Fixed shelving provides display / storage space. Vinyl flooring.

BEDROOM 3
13'10" x 8'7" (4.23m x 2.63m)
Ground floor double bedroom with a double-glazed window to the front. Cupboard provides ample storage space. Coving. Radiator. Laminate flooring.

UPPER LANDING
Bright landing leading to 2 double bedrooms and the bathroom. 2 double-glazed windows to the rear overlooking the park. Laminate flooring.

BEDROOM 1
13'9" x 13'1" (4.20m x 4.00m)
Bright double bedroom with double-glazed windows to the front and side with the benefit of a window seat to enjoy the partial sea view. Coving. Radiator. Laminate flooring.

BEDROOM 2
11'9" x 9'4" (3.60m x 2.87m)
Additional double bedroom with a double-glazed window to the front again with a partial sea view. Coving. Radiator. Laminate flooring.

BATHROOM
8'0" x 5'6" (2.44m x 1.70m)
3-piece suite comprising: W.C, wash hand basin and a claw foot bathtub with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the rear. Partially tiled. Coving. Radiator. Vinyl flooring.

GARDEN
The property has a courtyard style garden, mainly low maintenance with a small border for plants and shrubs and space for a compact bistro set to enjoy time in the sun.

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

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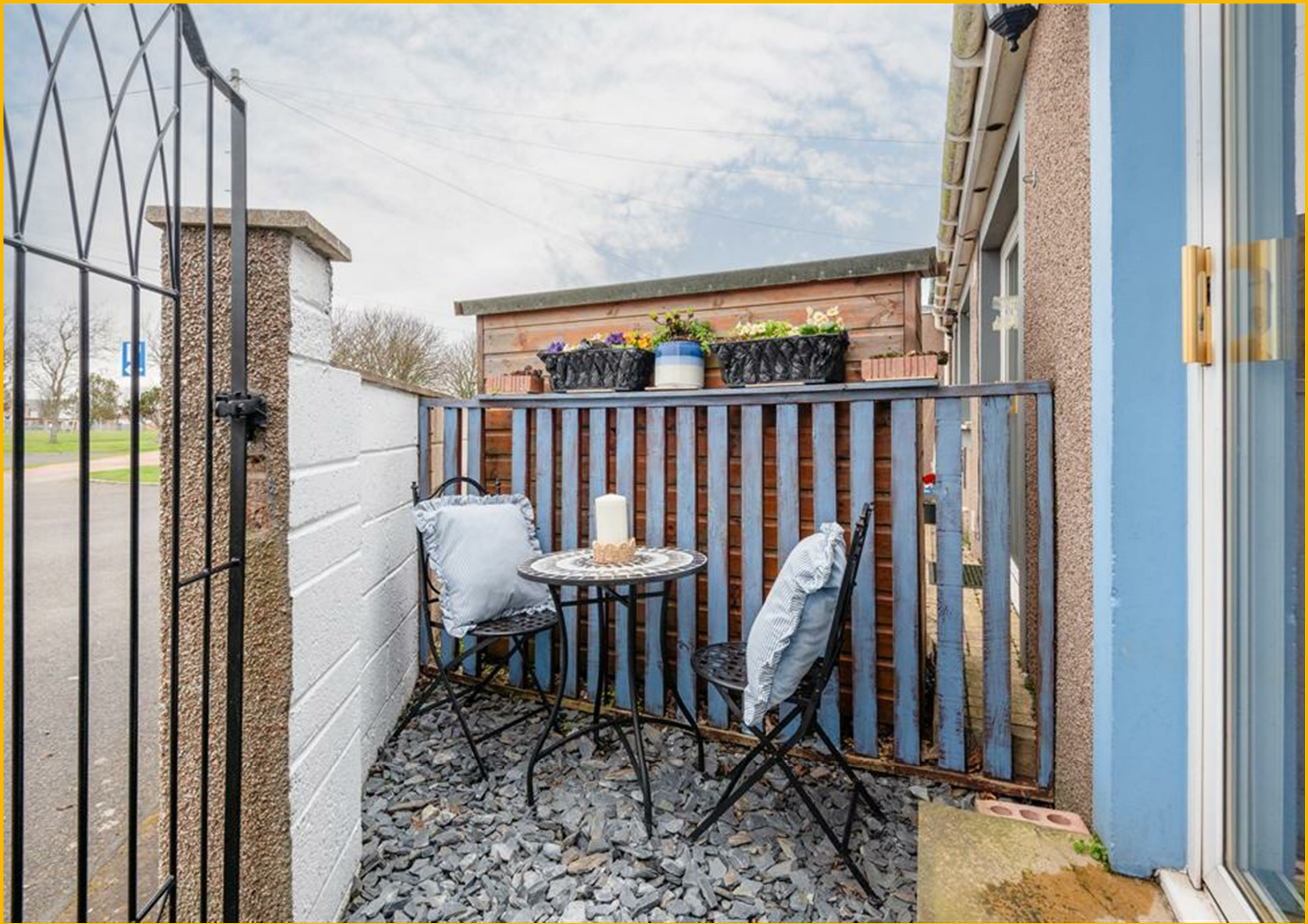
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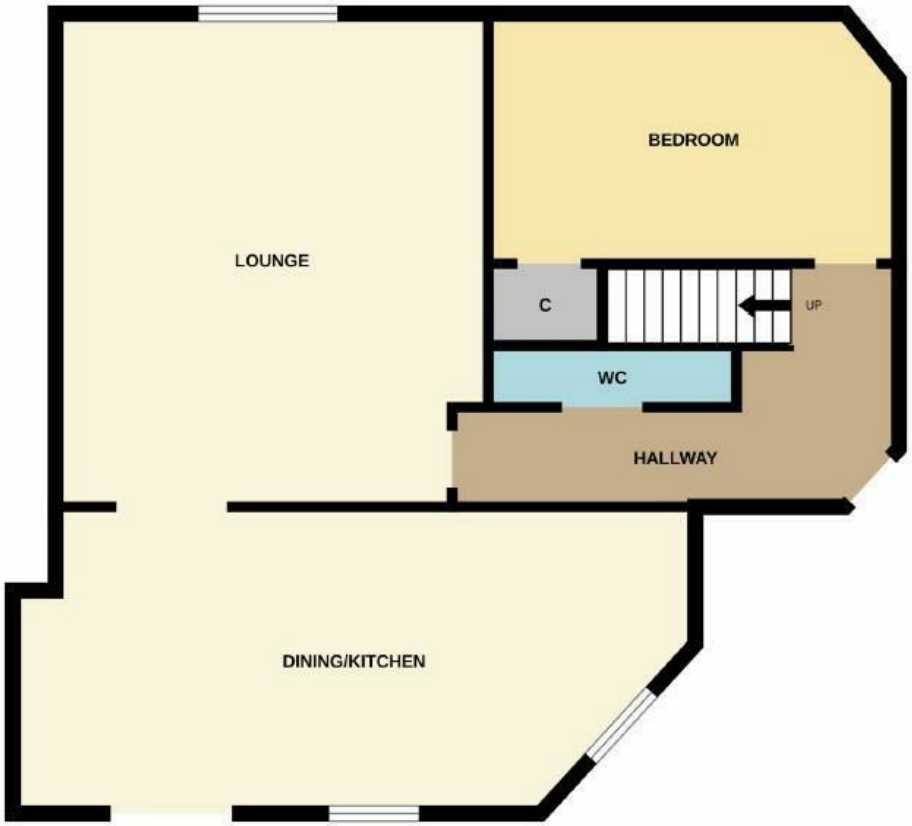






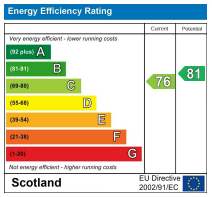


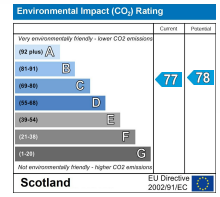
GROUND FLOOR



1ST FLOOR







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