



14a Elm Grove, St. Monans, Anstruther, KY10 2DA

Offers Over £225,000



SPACIOUS 2 Bedroom 2 Bathroom Semi-detached Villa with CONVERTED ATTIC offering additional living space, COUNTRYSIDE VIEWS, ample off street parking and a generous garden. Situated within walking distance of local amenities and Primary School with the Harbour, Beach and Fife Coastal Path nearby. A short drive to Anstruther provides additional shops, cafes, restaurants and Secondary School. Accommodation: Hall, living room, breakfasting kitchen, 2 bedrooms, 2 bathrooms and a Converted Attic. DG. GCH. Off Street Parking. Generous 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 UPVC door with opaque double-glazed inlets leading into the spacious hallway. Radiator. Laminate flooring. Carpeted stairs leads to the converted attic.

LIVING ROOM

13'3" x 13'2" (4.04m x 4.03m)

Bright living room with a double-glazed window to the front with a pleasant countryside view. Feature fireplace with a log burning stove set on a tiled hearth. Alcoves provide display/storage space. Coving. 2 radiators. Laminate flooring.

BREAKFASTING KITCHEN

12'4" x 9'3" (3.76m x 2.82m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Breakfasting bar provides a fixed breakfasting space. Integrated appliances include a gas hob, extractor fan, oven below and under counter fridge and freezer. Double-glazed windows to the side and front with a pleasant countryside view. Wall mounted gas central heating condensing combi boiler. Radiator. Vinyl flooring.

BEDROOM 1

11'2" x 8'7" (3.42m x 2.64m)

Good-sized double bedroom with a double-glazed window to the rear overlooking the garden. Shelved alcove provides display/storage space. Coving. Radiator. Laminate flooring.

BEDROOM 2

12'11" x 9'2" (3.96m x 2.81m)

Additional double bedroom with double-glazed sliding patio doors with plantation style shutters providing access to the decking. Cupboard provides hanging/storage space. Radiator. Laminate flooring.

BATHROOM

7'6" x 5'4" (2.29m x 1.63m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Vinyl flooring.

ATTIC ROOM

20'10" x 11'6" (6.36m x 3.53m)

Multi-purpose living space with Velux windows to the side and front with gorgeous countryside views. Cupboard provides shelving/storage space. Radiator. Carpeted. Doorway to the shower room.

SHOWER ROOM

12'9" x 9'3" (3.91m x 2.82m)

3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with fixed screen and a thermostatic control rainfall shower. Velux window and a double-glazed window to the rear. Partially wet walled and tiled. Tiled flooring. Under floor heating.

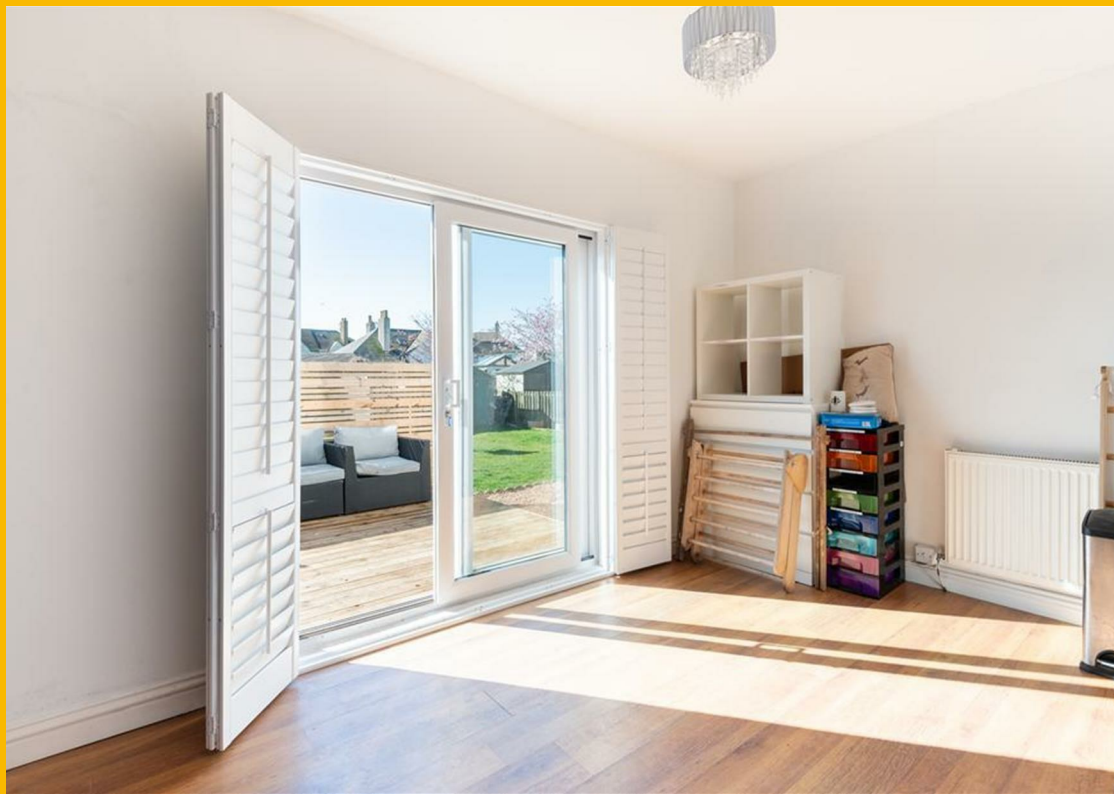
GARDEN

The front garden is low maintenance laid with gravel providing off street parking. Metal double gates lead to additional parking at the side of the property. A timber gate leads to the rear garden. The rear garden is mainly laid to lawn with borders providing a blank canvas for a keen gardener to

transform into a tranquil outdoor haven. An area of timber decking provides an ideal space for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber log store and shed provides storage space. The garden is fully enclosed making this a safe space for children and pets to play.

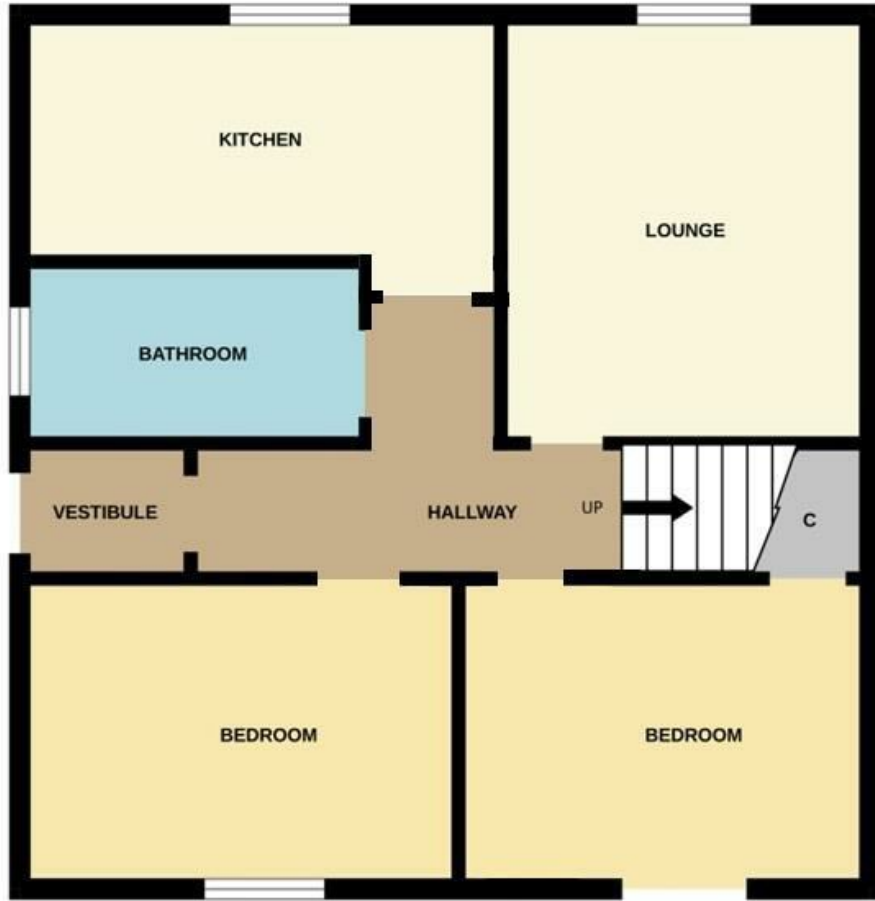
AGENTS NOTES

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

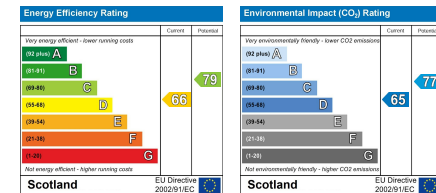




GROUND FLOOR



1ST FLOOR



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.