



12 Queen Margaret Street, St. Monans, Anstruther, KY10 2BG
Offers Over £155,000

SPACIOUS 3 Bedroom Upper Flat benefitting from a generous Garden, Garage and a NET LOFT ideal for further development with stunning SEA VIEWS. Located a short walk from the Fife Coastal Path, Beach, Primary School and local amenities with Anstruther nearby for secondary education and further shops, cafes and restaurants. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms, bathroom and 2 attic rooms. DG. GCH. Garden and a Garage. 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 window. Carpeted stairway with a timber balustrade leads to the upper landing. Cupboard provides shelving / storage and a shelved alcove provides display / storage space. Radiator. Laminate flooring.

LIVING ROOM

15'0" x 12'7" (4.59m x 3.84m)

Bright living room with a double-glazed window to the front. Shelved alcoves provide display / storage space. Coving. Radiator. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

10'7" x 10'0" (3.23m x 3.07m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting solid wood worktops and tiled splashbacks. Fixed shelving provides display / storage space. Integrated appliances include a gas hob and an oven below. Space for freestanding appliances and dining furniture. Cupboard provides shelving / storage space. Double-glazed window and an opaque double-glazed window to the rear. Radiator. Engineered hardwood flooring.

BEDROOM 1

12'5" x 9'5" (3.81m x 2.89m)

Good-sized double bedroom with a double-glazed window to the rear. Alcove provides shelving / storage space. Radiator. Carpeted.

BEDROOM 2

14'4" x 10'11" (4.37m x 3.34m)

Additional double bedroom with a double-glazed window to the front. Open cupboards provide shelving / storage space. Coving. Radiator. Carpeted.

BEDROOM 3

12'7" x 8'8" (3.84m x 2.65m)

Further double bedroom with a double-glazed window to the rear. Radiator. Laminate flooring.

BATHROOM

7'6" x 5'8" (2.30m x 1.75m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled / wet walled. Heated towel rail. Tiled flooring.

ATTIC SPACE 1

22'8" x 15'3" (6.91m x 4.67m)

Spacious multipurpose room with a double-glazed window to the side and a Velux window to the rear. Log burning stove set in a stone hearth. Wall mounted gas central heating condensing combi boiler. Doorway to attic room 2. Exposed wooden flooring.

ATTIC SPACE 2

15'5" x 11'10" (4.70m x 3.62m)

Further multipurpose space with a Velux window to the rear. Ideal for development.

GARDEN AND GARAGE

The property has an enclosed garden, mainly laid to lawn with mature plants, shrubs and trees. Ideal for a keen gardener to transform into an enjoyable outdoor space. A timber summer house provides a sheltered spot to enjoy

time outdoors in all weathers. Timber garage provides sheltered parking / outdoor storage with potential for use as a workshop.

AGENTS NOTES

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

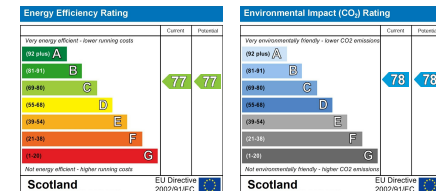




1ST FLOOR



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.
Made with Metropix ©2026



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.