



2 Rolland Street, St. Monans, Anstruther, Fife, KY10 2BH

Offers Over £185,000

BEAUTIFULLY PRESENTED 2 Bedroom 2 Reception End Terraced Villa on a SUBSTANTIAL CORNER PLOT with flexible living spaces, generous gardens and off-street parking. Situated within walking distance of local amenities and Fife's beautiful Coastal Path, Beach, Open Water Tidal Pool and Harbour. Accommodation: Hall, living room, kitchen, 2nd reception room, 2 double bedrooms and a bathroom. DG. GCH. Gardens and off street parking. 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 composite door with opaque double-glazed inlets leading into the welcoming lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. 2 double-glazed windows to the front provide ample natural light. Cupboard provides hanging/storage space. Coving. Radiator. Laminate flooring.

LIVING ROOM

16'5" x 11'4" (5.01m x 3.46m)

Bright living room with double-glazed windows to the front and side. Feature multifuel stove set in a brick surround with a timber mantle and a marble hearth. Radiator. Laminate flooring.

KITCHEN

13'7" x 9'8" (4.16m x 2.95m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with marble effect worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven, dishwasher and a fridge / freezer. Additional cupboard provides shelving/storage space. Double-glazed window to the side. Radiator. Vinyl flooring. Glazed timber door provides access to the 2nd reception room.

2nd RECEPTION ROOM

10'9" x 9'2" (3.30m x 2.80m)

Additional reception room with a double-glazed window to the side. A cupboard provides hanging/shelving/storage space and housing for the gas central heating combi boiler. Radiator. Laminate flooring.

UPPER LANDING

Leads to 2 double bedrooms and the bathroom. Access hatch to the roof space. Carpeted.

BEDROOM 1

16'5" x 11'5" (5.01m x 3.48m)

Bright and spacious double bedroom with double-glazed windows to the front and side. Large walk-in cupboard provides hanging/storage space. Coving. Radiator. Laminate flooring.

BEDROOM 2

11'7" x 7'3" (3.54m x 2.22m)

Additional bedroom with double-glazed windows to the front and side with a partial sea view. Cupboard provides ample shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

BATHROOM

6'5" x 5'7" (1.98m x 1.72m)

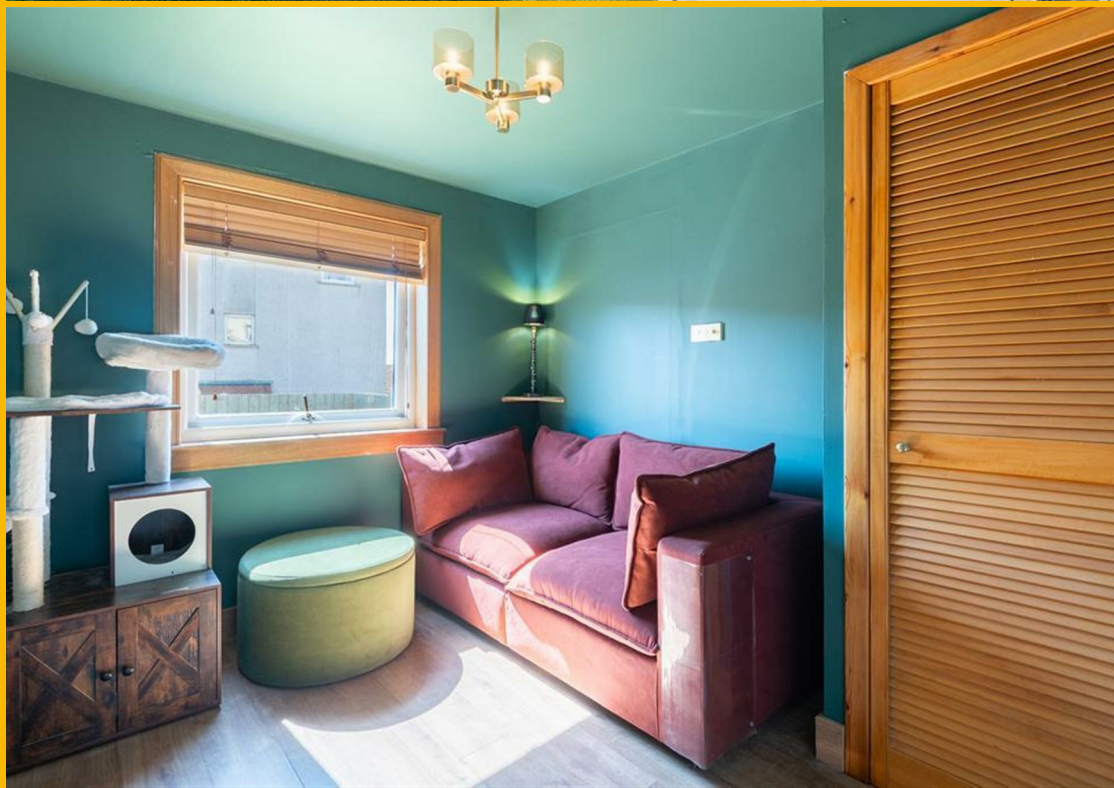
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

GARDENS

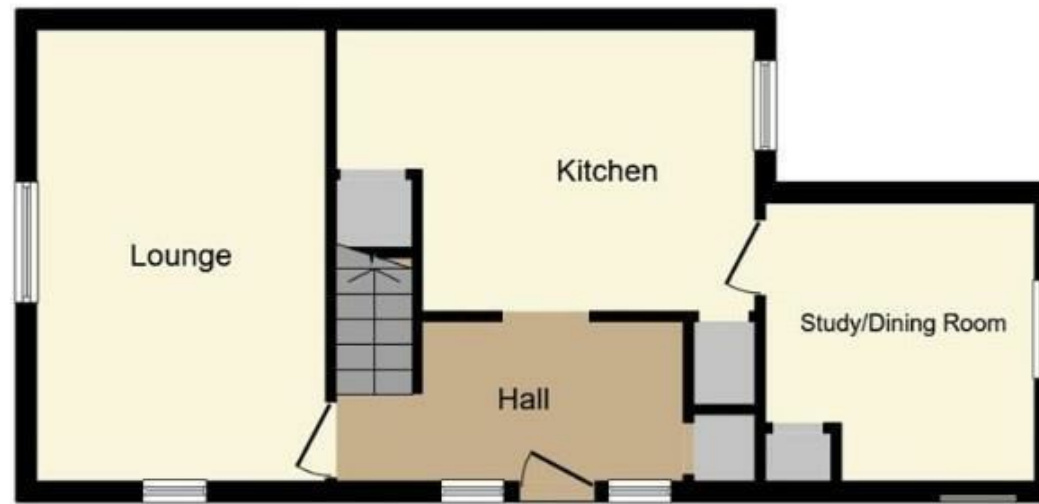
The property sits on a generous sized corner plot with gardens to the front and sides are all predominantly laid to lawn with borders containing a variety of plants and shrubs. The side garden is laid with grass and an area of timber decking provides an ideal space for garden furniture to relax and enjoy time in the sun with family and friends. Off street parking is accessed via a newly installed dropped kerb.

AGENTS NOTES

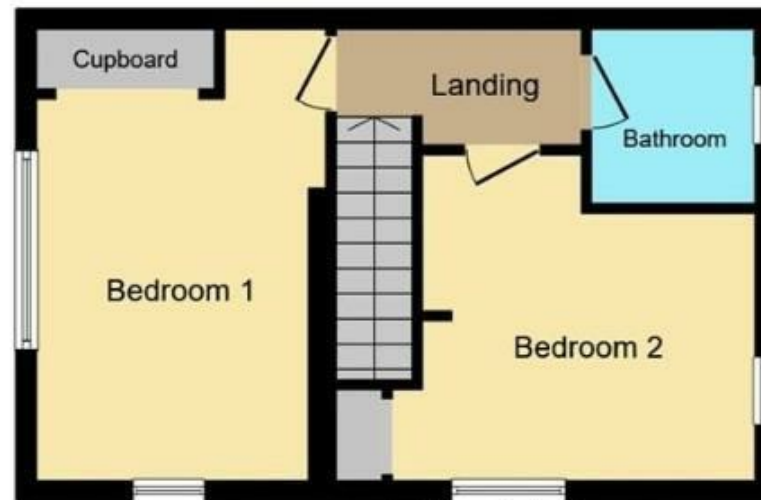
Please note that all room sizes are measured approximately to the widest points.



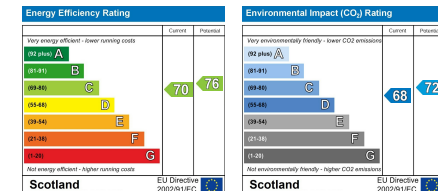




Ground Floor



First 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.