



Thorntons 



16 George Terrace,  
St Monans KY10 2AY

Set within a traditional terrace this is an attractive three storey building with superb views of the sea and harbour from the windows at the front of the property. The accommodation is spacious, adaptable and comprises Entrance Vestibule, Hall, first floor Sitting Room with study off, Dining Room/Bedroom 4, Kitchen, three Bedrooms (one with shower), Bathroom and Cloakroom. The property also benefits from gas central heating and is mainly double glazed.

At the rear of the property there is a small courtyard with a range of outbuildings including a number of storage sheds with net loft above. This area has the potential (subject to the necessary planning approvals) to be further developed and would make an ideal studio, workshop or office.

## 16 George Terrace, St Monans KY10 2AY

### Room Dimensions

Entrance Vestibule	7'11" x 5'0"	2.43m x 1.56m
Sitting Room	16'1" x 16'3"	4.91m x 4.96m
Study Area	4'1" x 7'10"	1.24m x 2.39m
Dining Room/Bedroom 4	11'4" x 15'2"	3.45m x 4.57m
Kitchen	11'5" x 11'10"	3.47m x 3.61m
Bedroom 1	14'10" x 13'11"	4.52m x 4.24m
Bedroom 2	16'7" x 11'10"	5.07m x 3.86m at widest points
Bedroom 3	10'5" x 12'1"	3.17m x 3.69m
Bathroom	9'8" x 5'10"	2.95m x 1.79m
Cloakroom	3'4" x 7'6"	1.01m x 2.30m



### Location

St. Monans is one of the famed picturesque East Neuk fishing villages and is well known for its historic Kirk and fishermen's houses. There is a recently built veterinary surgery, several local shops together with a primary school in the village, with more extensive shopping and secondary schooling in nearby Anstruther. Kirkcaldy, Glenrothes, St. Andrews and Dundee are all within commuting distance.

In detail the accommodation comprises:

Entrance door with glazed panel and decorative detailing opens into entrance vestibule.

### Entrance Vestibule

Window to the front. Pine tongue and groove panelling on ceiling and wall up to dado height. Glazed screen and full glazed door to hall. Two ceiling lights. Telephone point.

### Hall

Pine tongue and groove panelling up to dado height. Radiator. Two ceiling lights. Doors to dining room/bedroom 4, kitchen (currently not in use) and cloakroom. Staircase to upper floor. Telephone point.

### Dining Room/Bedroom 4

Double glazed window to the front with working shutters. Triple spotlight fitment. Radiator. Alcove with open display shelving. TV point. Telephone point. Opening through to the kitchen. Laminate flooring.

## Kitchen

Glazed exterior door to courtyard. Fitted wall and base units with coordinating worktop. Stainless steel 1½ sink and drainer. Plumbing for washing machine and dishwasher. Built in "Technic" electric double oven. Integrated gas hob with filter hood over. Five spotlights. Pendant light. Door to hall (currently not in use). Tiled splashbacks. Partial pine panelling. Opening to dining room/bedroom 4.

## Cloakroom

Window to the rear with patterned glass. White wash hand basin and WC. Radiator. Pine tongue and groove panelling up to dado height and dado rail. Tiled splashback above wash hand basin. Fluorescent wall light. Louvre door storage cupboard. Ceramic tiled floors.

Staircase to first floor landing lit by a window to the rear.

## First Floor Landing

Radiator. Pendant light fitting. Laminate flooring. Staircase to top floor lit by a skylight and wall light. Doors to sitting room and bedroom 3.

## Sitting Room

Double glazed window the front. Feature stone fireplace with gas fire. Raised tiled hearth. Moulded cornice. Two radiators.

TV aerial point. Laminate flooring. Door to large storage cupboard. Opening through to study area with adjacent opening currently housing a fish tank.

## Study Area

Double glazed window to the front. Open shelving. Small window to store cupboard. Built-in worktop/desk.

## Bedroom 3

Double glazed window to rear. Picture rail. Pendant light fitting. Alcove with open shelving. Attractive cast iron fireplace inset with decorative tiles and painted wooden surround. Radiator.

## Top Floor Landing

Laminate flooring. Ceiling light. Radiator. Doors to bedroom 1, bedroom 2 and bathroom.

## Bedroom 1

Double glazed bay window to the front. Pendant light. Radiator. Coombed ceilings. Opening to shower enclosure with wet wall system, Electric "Triton" shower, Extractor fan and folding shower door.

## Bedroom 2

Double glazed window to the rear. Attractive cast iron fireplace with painted

wooden surround. Radiator. Pendant light. Coombed ceilings.

## Bathroom

Double glazed window to the front. White WC, wash hand basin and bath with "Triton" power shower over bath. Folding shower screen. Tiled around bath area. Pine tongue and groove panelling on walls and ceiling. Triple spotlight fitment. Single spotlight. Radiator.

## Exterior

The rear courtyard has a range of outbuildings incorporating three storage sheds with a net loft above.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and the integrated appliances in the kitchen.

## Council Tax Band "D"

## EPC Rating "E"

## Directions

On traveling into St. Monans from the Anstruther direction, turn left into Station Road, take the second turning on your left and then first right into George Terrace. Number 16 is on your left hand side where a "For Sale" board will be in evidence.



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# Thorntons

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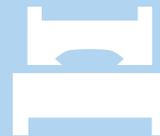
[thorntons-property.co.uk](http://thorntons-property.co.uk)



1 Public



On Street  
Parking



4 Bed



EPC Rating



2 Bath

Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.