



Thorntons 



66 Gourlay Crescent,  
St Monans KY10 2AZ

Ground floor two bedroom flat in the picturesque fishing village of St Monans. This property does require some modernisation but would be an ideal first time buy, rental investment or retirement home.

Gourlay Crescent is ideally placed for easy access to local amenities and is close to the main bus route to Anstruther, Leven and beyond.

The accommodation comprises entrance vestibule with substantial storage cupboard and a door to the hallway, which gives access to all rooms. The sitting room has a large picture window to the front and focal point fireplace. The kitchen is fitted with modern base and wall units with space and plumbing for all appliances. There are two double bedrooms to the rear and a separate bathroom.

The property has a small easily maintained garden to the front and an enclosed garden to the rear which is laid to lawn. 66 Gourlay Crescent also benefits from double glazing and gas central heating.

## 66 Gourlay Crescent, St Monans KY10 2AZ

### Room Dimensions

Entrance Vestibule		
Hallway		
Sitting Room	14'9" x 11'5"	4.50m x 3.48m
Kitchen	12'0" x 5'8" not into door recess	3.66m x 1.71m not into door recess
Bedroom 1	12'9" x 12'6"	3.89m x 3.82m
Bedroom 2	12'5" x 8'1"	3.79m x 2.47m
Bathroom	7'8" x 4'10"	2.33m x 1.47m



Illustration For Identification Purposes Only. Not To Scale (ID:137415/ Ref:45688)

### 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. Locally there is a post office, award winning restaurant, hotel, veterinary surgery, library, hairdressing salon and several shops. There is also a primary and nursery school, with secondary schooling at Waid Academy in nearby Anstruther.

The area is renowned for its coastal walks, quiet beaches and numerous golf courses, St Andrews, the Home of Golf, is a twenty minute drive away. North East Fife has a wide range of facilities and attractions including award winning restaurants, beaches and historic buildings. Its beautiful coastline provides the ideal setting for a variety of watersports and outdoor activities. Kirkcaldy, Glenrothes, St Andrews and Dundee are all within commuting distance and Edinburgh with its airport is only a one hour drive away.



In detail the accommodation comprises:

### **Entrance Vestibule**

UPVC entrance door with opaque glazed window. Fitted storage cupboard with power and light. Carpet floor covering. Panel glazed door into the hall.

### **Hallway**

Coat hooks. Radiator. Pendant light fitting. Carpet floor covering. Doors to sitting room, kitchen, bathroom and two bedrooms.

### **Sitting Room**

Window to front. 'Fife' stone fireplace with inset gas fire and recess alcoves to either side. Wood panel wall. Radiator. Ceiling light fitting. Carpet floor covering.

### **Bedroom 1**

Window to rear. Full wall of fitted cupboards with shelving, hanging storage and high level cupboards. Shelved alcove. Radiator. Ceiling light fitting.

### **Bedroom 2**

Window to rear. Fitted wardrobe with hanging and shelving storage. Recess alcove. Radiator. Ceiling spot light track. Carpet floor covering.

### **Kitchen**

Window to front. Small opaque window to side. Fitted units at base and wall level with co-ordinating work surfaces. Stainless steel sink unit. Wall mounted central heating boiler. Space and plumbing for washing machine, cooker and fridge freezer. Cupboard housing the electricity meter and fusebox. Gas meter housed in base unit. Ceiling light fitting. Laminate floor covering.

### **Bathroom**

Opaque window to side. WC and pedestal wash hand basin. Bath with wall mounted 'Triton' shower. Tiled around bath and wash hand basin. Wall mounted bathroom cabinet. Extractor fan. Radiator. Ceiling light fitting. Carpet floor covering.

### **Exterior**

Front garden is bounded by fencing and laid to pebbles.

The enclosed rear garden is laid to lawn with paved patio area, drying green and side gate access. Shared access and path to the side with upper flat.

### **Fixtures and Fittings**

Included within the sale are all the fixed fitted floor coverings.

### **Other Information**

Double glazing and gas central heating. The shared roof was replaced 2014.

If the external paintwork has not been renewed prior to the sale, our client have confirmed that they will honour this and complete the works at their cost.

### **Council Tax Band "A"**

### **EPC Rating "D"**

### **Directions**

On entering St. Monans from the Anstruther direction (A917) take the first left into Gourlay Crescent. No. 66 is located on the left hand side. A For Sale board will be in evidence.



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# Thorntons

Anstruther: 1 St. Andrews Road, Anstruther, Fife KY10 3HA  
Tel 01333 310481 Fax 01334 476366  
E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

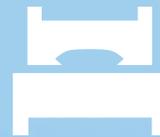
[thorntons-property.co.uk](http://thorntons-property.co.uk)



1 Public



On-Street  
Parking



2 Bed



EPC Rating



1 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.