



pagan osborne

Legal, financial and property specialists

ST MONANS

34

MILLER TERRACE
KY10 2BB

34

This is a most charming traditional terraced home; centrally located within the charming East Neuk village of St Monans.

MILLER TERRACE, ST MONANS, KY10 2BB



The well presented accommodation comprises on the ground floor: entrance vestibule with wooden parquet flooring, hall with attractive timber staircase and store cupboard, kitchen with back door to garden, and living room leading on to the formal dining room. The attractive timber staircase reaches a mezzanine level where the family bathroom is located. The stair continues up to the first floor level where the three bedrooms are located. The master bedroom benefits

from a bow window giving partial views over the roof tops towards the Forth. The property benefits from gas central heating and new carpeting. To the rear of the property there is a sheltered courtyard garden extending from the house with further garden grounds laid to grass, flower beds and a vegetable patch. A gate gives access directly to the park and there is additional parking here also. There is a garage and a most useful workshop/utility room accessed from the garden.







34

General remarks

It should be noted that all fitted carpets and floor coverings are to be included in the sale price.

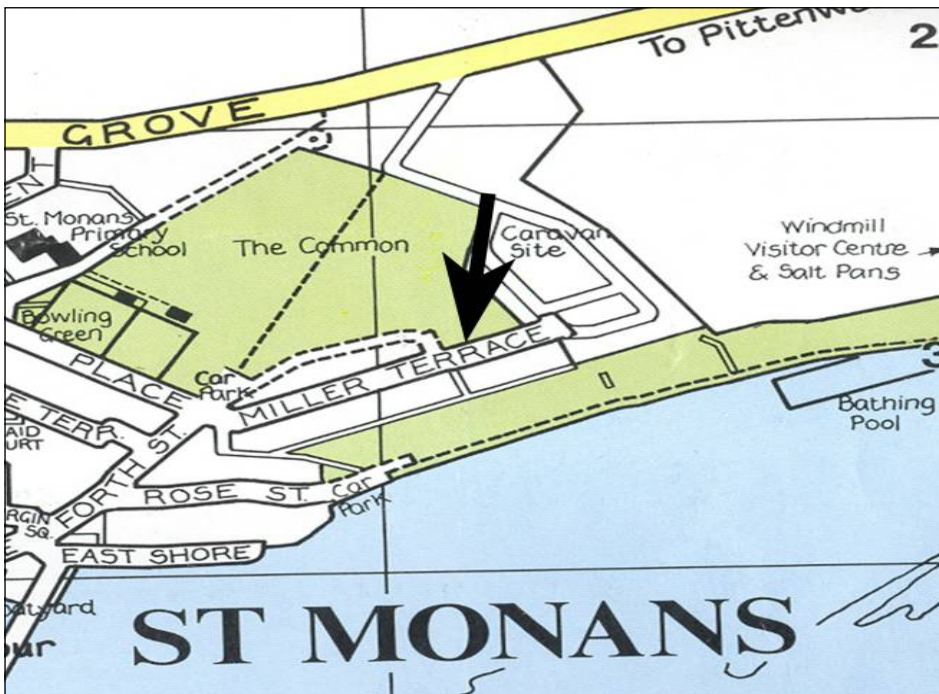
EPC - D

Viewing

By appointment through Pagan Osborne.

MILLER TERRACE, ST MONANS, KY10 2BB





Travel Directions

On entering St Monans turn into Station Road sign posted for the harbour. Take the second left into Hope Place and follow the road round to the end and turn left into Miller Terrace. No 34 is toward the end of the road on the left hand side. A for sale board will be in evidence.



GROUND FLOOR



1ST FLOOR

Room Dimensions

- Living Room
(15'6" x 11'8") 4.72m x 3.56m
- Dining Room
(14'3" x 11'7") 4.34m x 3.53m
- Kitchen
(11'4" x 6') 3.45m x 1.83m
- Bedroom 1
(15' in to bow window x 11'9")
4.57m x 3.58m
- Bedroom 2
(12'11" x 12'3") 3.94m x 3.73m
- Bedroom 3
(10' x 6'8") 3.05m x 2.04m
- Bathroom
(8'8" x 5') 2.64m x 1.53m



We offer a free no obligation property valuation service and a free 360 Lifestage Review - call or ask our property team for more information

AGENTS NOTE

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact in particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) All references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Maps reproduced by permission of Ordnance Survey ® on behalf of the controller of Her Majesty's stationery office © Crown copyright 2002. Licence No 100038875

Pagan Osborne is a trading name of Pagan Osborne Ltd

Edinburgh
2 Comiston Road
0131 539 3333

Cupar
1 Crossgate
01334 656525

St Andrews
106 South Street
01334 475151

Anstruther
5a Shore St
01333 310703