

Fixed Price £135,000



Set within a traditional terrace, this attractive property offers spacious and adaptable accommodation over three levels. The accommodation on the ground floor comprises; entrance vestibule, hallway which gives access to the kitchen, dining room, rear porch and WC. Stairs rise to the first floor where the sitting room, bedroom one and family bathroom are located. Further stairs to the second floor with access to three further bedrooms. Bedrooms three and four offer panoramic views over the rooftops of St Monans towards the Firth of Forth. To the rear of the property is a small courtyard ideal for outside dining.

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.

2 George Terrace, St Monans KY10 2AY

Room Dimensions

Entrance Vestibule		
Reception Hallway		
Sitting Room	14'1" x 12'9"	4.29m x 3.88m
Kitchen	16'3" x 14'3"	4.95m x 4.35m
Dining Room	13'0" x 10'3"	3.97m x 3.14m
Bedroom 1	12'5" x 10'6"	3.85m x 3.20m
Bedroom 2	14'1" x 10'8"	4.46m x 3.26m
Bedroom 3	12'6" x 9'3"	3.81m x 2.81m
Bedroom 4	12'8" x 8'9"	3.93m x 2.68m
Bathroom	13'1" x 5'10"	4.05m x 1.77m
WC	4'4" x 2'10"	1.25m x 0.86m



Illustration For Identification Purposes Only. Not To Scale (ID:120672/ Ref:44440)



In detail the accommodation comprises:

Entrance Vestibule

Wooden entrance door with six small windows. Pendant light fitting. Tiled flooring. Door with opaque window to centre and feature window over to reception hallway.

Reception Hallway

Large understairs cupboard. Radiator. Pendant light fitting. Vinyl flooring. Door to rear porch. Door to kitchen. Carpeted staircase to first floor level with window overlooking rear.

Kitchen

Window to front. Large shelved larder cupboard. Stainless steel sink with double drainer. Shelved alcove area with cupboard below housing electricity meter. Ceiling coving. Radiator. Pendant light fitting. Partial floor covering. Archway to dining room.

Dining Room

Window overlooking rear garden. Shelved alcove area. Ceiling coving. Radiator. Pendant light fitting. Carpet floor covering.

Rear Porch

Shelving. Wall lights. Door to WC. Door to rear garden.

WC

Opaque window to rear. WC. Pendant light fitting. Carpet floor covering.



First Floor Landing

Partially glazed door. Radiator. Wall light. Carpet floor covering. Doors to sitting room, bedroom one and bathroom. Telephone point. Carpeted staircase to second floor.

Sitting Room

Window to front. Gas fire in wooden surround. Shelved alcove. Ceiling coving. Radiator. Pendant light fitting. Carpet floor covering. TV aerial.

Bedroom 1

Window to rear. Shelved alcove. Ceiling coving. Radiator. Pendant light fitting. Carpet floor covering. TV aerial.

Second Floor Landing

Velux window. Cupboard housing gas central heating boiler. Access to floor loft space. Radiator. Pendant light fitting. Carpet floor covering. Doors to bedrooms.

Bedroom 2

Triple formation window to rear, with views to Pittenweem. Fitted cupboard with hanging rail. Radiator. Pendant light fitting. Carpet floor covering. Telephone point.

Bedroom 3

Triple formation window to front with sea views. Radiator. Pendant light fitting. Carpet floor covering.



Bedroom 4

Window to front with sea views. Radiator. Pendant light fitting. Carpet floor covering.

Bathroom

Opaque window to front. WC and wash hand basin. Large bath with 'Triton' shower over. Shower curtain. Fixed wall mirror. Radiator. Spotlight track. Partial carpet and vinyl floor covering.

Exterior

Rear courtyard enclosed within a stone wall with shrubs, flower beds, small pond and paved terrace.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. White goods and some furniture available by separate negotiation.

Other Information

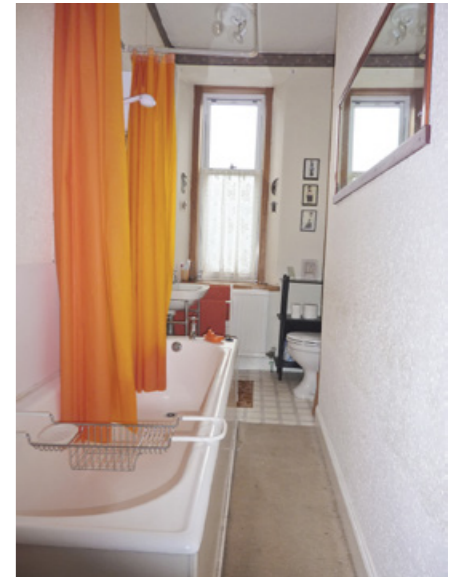
Double glazing and gas central heating.

Council Tax Band "D"

EPC Rating "E"

Directions

On entering St Monans from the Anstruther direction take the second left into Station Road, then take the second left and first right into George Terrace. Number 2 is on the left hand side. A Thorntons 'For Sale' board will be in evidence.





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2 Public



4 Bed



2 Bath



On Street
Parking



EPC Rating



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