



15 Newark Street, St. Monans, KY10 2BE

Offers Over £165,000

SPACIOUS 3 Bedroom Mid Terraced Villa with OFF STREET PARKING, situated within EASY WALKING DISTANCE of The Fife Coastal Path, Harbour, Beach and Tidal Pool with the local Primary School nearby. Accommodation: Hall, living room, dining room, kitchen, 2 double bedrooms, good sized single bedroom and a bathroom. DG. GCH. PV panels. Garden. 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 UPVC door with opaque double-glazed inlets leading into the bright lower hallway. Carpeted stairs with timber balustrade leads to the upper landing. Radiator. Carpeted.

LIVING ROOM

12'10" x 11'5" (3.93m x 3.48m)

Bright living room open plan to the dining room with double-glazed window to the front. Radiator. Carpeted.

DINING ROOM

9'3" x 9'1" (2.84m x 2.77m)

Good-sized dining room with 2 double-glazed windows to the rear overlooking the garden. Radiator. Laminate flooring.

KITCHEN

13'4" x 9'3" (4.08m x 2.83m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include electric hob with an extractor fan above, oven below, fridge and a freezer. Cupboard provides shelving/storage space. Double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring. UPVC door

with opaque double-glazed inlet provides access to the rear garden and the off-street parking.

BEDROOM 1

12'11" x 5'1" (3.95m x 1.56m)

Good-sized single bedroom with double-glazed window to the front. Radiator. Carpeted.

UPPER LANDING

2 cupboards provide shelving/storage space and housing for the gas central heating condensing boiler and the hot water tank. Hatch provides access to the roof space. Carpeted.

BEDROOM 2

15'7" x 8'0" (4.77m x 2.45m)

Spacious double bedroom with Velux windows to the front and rear. Radiator. Carpeted.

BEDROOM 3

11'5" x 9'4" (3.48m x 2.87m)

Additional double bedroom with Velux window to the front. Alcove provides display/shelving/storage space. Radiator. Carpeted.

BATHROOM

7'7" x 6'5" (2.33m x 1.96m)

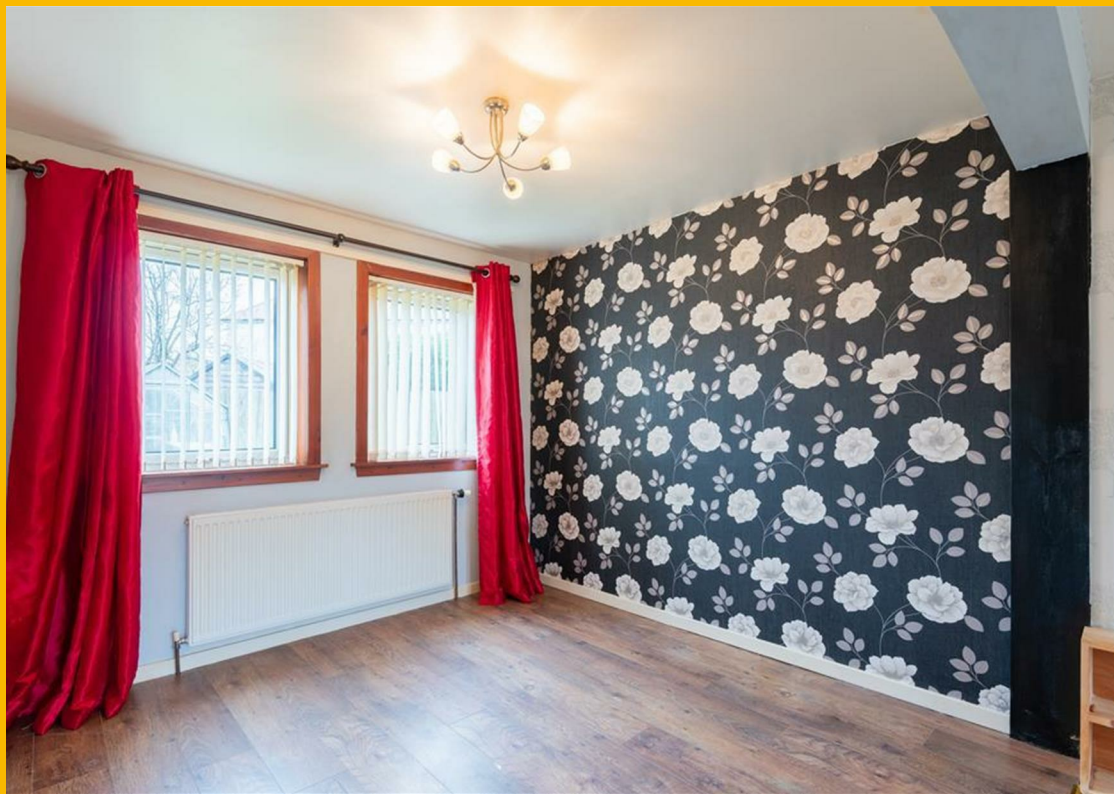
4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors and an electric shower unit. Opaque Velux window to the rear. Fully tiled. Vertical radiator. Vinyl flooring.

GARDEN

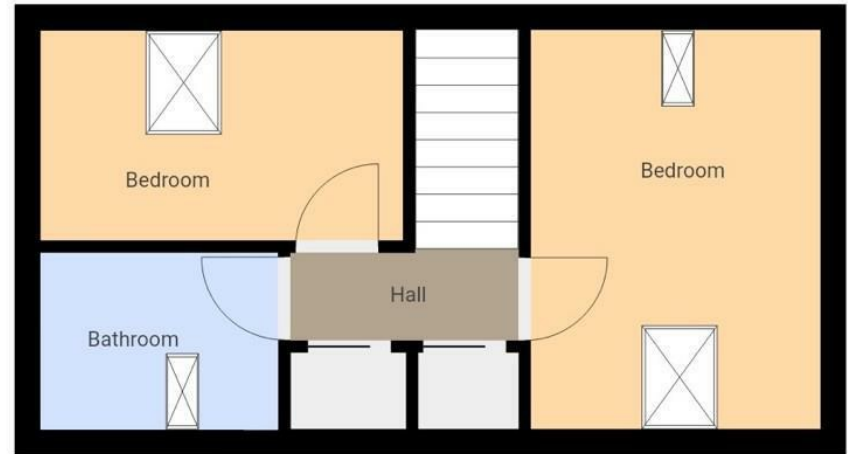
To the front of the property is a low maintenance garden laid with gravel enclosed within a timber fence surround. The enclosed rear garden is mainly paved with an area of grass, providing an ideal location for garden furniture to relax and enjoy recreation time in the sun. A timber shed provides storage space and the greenhouse is ideal for any keen gardener to plant seeds or grow home produce. Timber gate to the rear leads to the off-street parking.

AGENTS NOTES

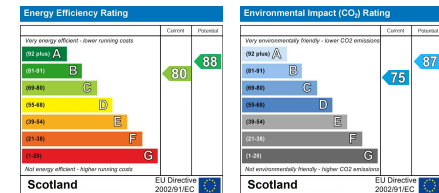
Please note that all room sizes are measured approximate to widest points.







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