12 Queen Margaret Street, St. Monans, Anstruther, KY10 2BG

Offers Over £155,000

Fife Properties

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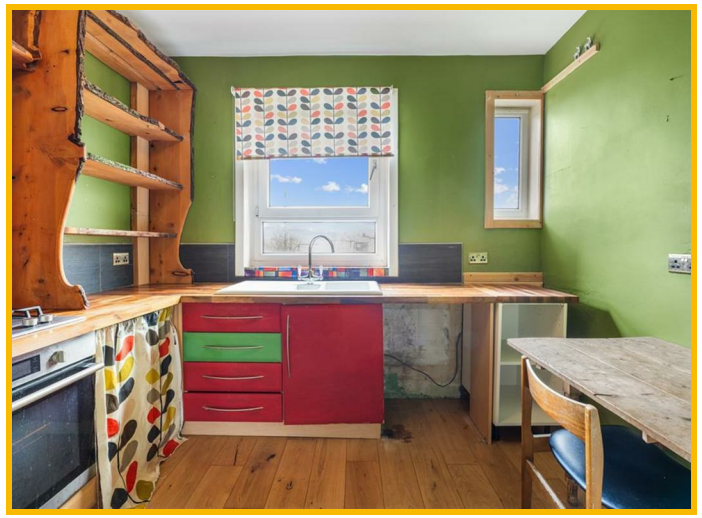
Fife Properties

SPACIOUS 3 Bedroom Upper Flat benefitting from a generous Garden, Garage and a NET LOFT ideal for further development with stunning SEA VIEWS. Located a short walk from the Fife Coastal Path, Beach, Primary School and local amenities with Anstruther nearby for secondary education and further shops, cafes and restaurants. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms, bathroom and 2 attic rooms. DG. GCH. Garden and a Garage. 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 an opaque double-glazed window. Carpeted stairway with a timber balustrade leads to the upper landing. Cupboard provides shelving / storage and a shelved alcove provides display / storage space. Radiator. Laminate flooring.

LIVING ROOM
15'0" x 12'7" (4.59m x 3.84m)
Bright living room with a double-glazed window to the front. Shelved alcoves provide display / storage space. Coving. Radiator. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN
10'7" x 10'0" (3.23m x 3.07m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting solid wood worktops and tiled splashbacks. Fixed shelving provides display / storage space. Integrated appliances include a gas hob and an oven below. Space for freestanding appliances and dining furniture. Cupboard provides shelving / storage space. Double-glazed window and an opaque double-glazed window to the rear. Radiator. Engineered hardwood flooring.

BEDROOM 1
12'5" x 9'5" (3.81m x 2.89m)
Good-sized double bedroom with a double-glazed window to the rear. Alcove provides shelving / storage space. Radiator. Carpeted.

BEDROOM 2
14'4" x 10'11" (4.37m x 3.34m)
Additional double bedroom with a double-glazed window to the front. Open cupboards provide shelving / storage space. Coving. Radiator. Carpeted.

BEDROOM 3
12'7" x 8'8" (3.84m x 2.65m)
Further double bedroom with a double-glazed window to the rear. Radiator. Laminate flooring.

BATHROOM
7'6" x 5'8" (2.30m x 1.75m)
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled / wet walled. Heated towel tail. Tiled flooring.

ATTIC SPACE 1
22'8" x 15'3" (6.91m x 4.67m)
Spacious multipurpose room with a double-glazed window to the side and a Velux window to the rear. Log burning stove set in a stone hearth. Wall mounted gas central heating condensing combi boiler. Doorway to attic room 2. Exposed wooden flooring.

ATTIC SPACE 2
15'5" x 11'10" (4.70m x 3.62m)
Further multipurpose space with a Velux window to the rear. Ideal for development.

GARDEN AND GARAGE
The property has an enclosed garden, mainly laid to lawn with mature plants, shrubs and trees. Ideal for a keen gardener to transform into an enjoyable outdoor space. A timber summer house provides a sheltered spot to enjoy time outdoors in all
weathers. Timber garage provides sheltered parking / outdoor storage with potential for use as a workshop.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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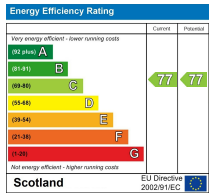
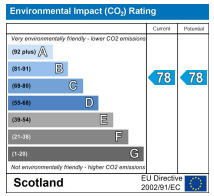
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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