



16 West Shore, St. Monans, Anstruther, Fife, KY10 2BT

Offers Over £600,000



BEAUTIFUL 4 Bedroom 2 Reception Mid Terraced TOWNHOUSE finished to a high standard with a STUNNING GLASS ATRIUM and LANDSCAPED GARDEN overlooking the Harbour, on the Fife Coastal Path with a short walk to the beach and open water tidal pool appealing to a family. Accommodation: Hall, living/dining room, glass atrium, kitchen, W.C, 3 double bedrooms and a luxury shower room. ANNEX: breakfast kitchen, lounge/bedroom 4 and a shower room. GCH. Beautiful garden. 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 solid timber door leading into the front hallway. Doorway leads to a private access corridor to annex and rear garden. Metro style tiled walls to dado height. Tiled flooring. Doorway to the living/dining room.

LIVING/DINING ROOM

23'2" x 11'9" (7.07m x 3.60m)

Bright living/dining room with traditional sash and case window to the front overlooking the harbour with timber shutters and internal window to the rear providing additional light. Feature fireplace with a gas fire set in a marble surround. Cupboard provides shelving/storage space. Alcove has display/shelving/storage space. 2 traditional style radiators. Laminate flooring. Doorway to the glass atrium.

GLASS ATRIUM

15'5" x 9'0" (4.70m x 2.76m)

A stunning feature of the property is a glass atrium connecting the main property and the converted annex. This space provides an additional reception area to enjoy leisure time. Stone stairs with cast iron balustrade provides access to the upper landing leading to the bedrooms and annex. 2 traditional radiators. Flag stone flooring. Doorways to the kitchen and W.C. Glass door provides access to the utility cupboard and rear garden.

KITCHEN

9'0" x 8'11" (2.76m x 2.72m)

Contemporary fitted kitchen comprises: Wall mounted shelving and floor standing units with coordinating worktops and matching splashback. Ample space for freestanding appliances with a fixed chimney style extractor fan and integrated dishwasher. Unique feature glazed panel for view of an underground water feature. Radiator. Laminate flooring.

W.C

9'10" x 2'11" (3.00m x 0.90m)

Vintage style 2-piece suite comprises: W.C and vanity wash hand basin. Vertical radiator. Vinyl flooring.

1st FLOOR LANDING

Carpeted stairs lead to the upper landing. 2 cupboards provide storage space. Radiator. Carpeted.

BEDROOM 1

16'1" x 12'4" (4.92m x 3.78m)

Stunning and spacious bedroom with 2 traditional sash and case windows to the front overlooking the harbour. Decorative fireplace with tiled and cast-iron surround. Alcove provides display/shelving/storage space with cupboard below. Traditional radiator. Carpeted.

SHOWER ROOM

11'3" x 9'6" (3.45m x 2.90m)

Vintage style luxury bathroom comprises: W.C, wash hand basin and walk-in shower enclosure with sliding door and thermostatic control shower. Traditional sash and case window to the rear. Cupboards provide shelving/storage space and housing for the floor standing gas central heating combi boiler. Vertical radiator. Laminate flooring.

UPPER LANDING

Bright landing with roof window providing ample natural light and a hatch providing access to the roof space. Cupboard provides shelving/storage space. Carpeted.

BEDROOM 2

16'4" x 12'0" (5.00m x 3.68m)

Additional double bedroom with traditional sash and case window to the front providing uninterrupted stunning views of the harbour. Decorative fireplace with tiled/cast iron and timber surround. Cupboard provides shelving/storage space. 2 radiators. Carpeted.

BEDROOM 3

11'1" x 9'5" (3.40m x 2.88m)

Further double bedroom with traditional sash and case window to the rear. Decorative cast iron fireplace with timber surround. Radiator. Carpeted.

OUTER COURTYARD

Accessed via a timber door with glazed fanlight from the private corridor or directly from the atrium. Understairs cupboard with opaque glazed window provides additional storage space. Stone steps lead up to the rear gardens.

ANNEX

The annex can be accessed via the elevated walkway in the atrium or by private access from the side corridor and rear garden making this ideal for use as a holiday let or for family and friends staying over. Timber door with glazed inlet provides access into the breakfast kitchen.

BREAKFAST KITCHEN

13'10" x 7'1" (4.24m x 2.17m)

Spacious fitted kitchen comprises: Floor standing units with sink and space for plumed appliances. Integrated induction hob. Fixed breakfasting bar provides dining space. Double-glazed window to the side provides ample natural light. Radiator. Laminate flooring. Doorways to the lounge/bedroom 4 and shower room. Double-glazed door providing access to the patio.

SHOWER ROOM

4'8" x 3'5" (1.44m x 1.06m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and shower enclosure with sliding doors and electric shower unit. Partially tiled. Vertical radiator. Laminate flooring.

LOUNGE / BEDROOM 4

14'2" x 10'6" (4.34m x 3.21m)

Bright lounge/bedroom 4 with traditional sash and case windows to the front and rear providing ample natural light. Decorative cast iron fireplace. Radiator. Carpeted.

GARDEN

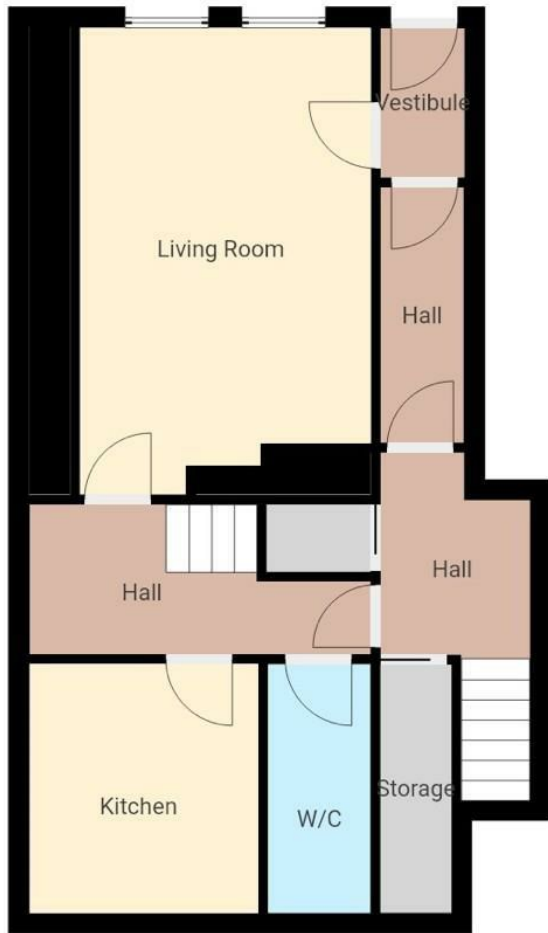
The property has a stunning elevated, south facing rear garden accessed via stone steps from the ground floor level or through the annex. The garden is enclosed within a timber fence and stone walled surround providing a safe play space for children and pets. The lower level is laid with paving stones providing a vast patio space ideal for garden furniture to enjoy relaxation time in the sun all day long with a pond feature providing a tranquil focal point. The remainder of the garden is mainly low maintenance laid with decorative gravel and borders containing established plants, shrubs, and trees with a paved path leading to the upper level. At the top of the garden is a timber decked area providing an ideal spot for garden furniture to enjoy time outdoors.

AGENTS NOTES

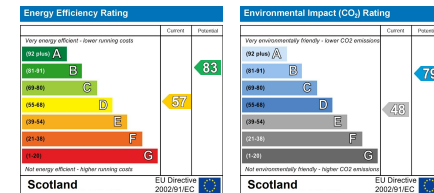
Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.