



3 Cribbs, St. Monans, Anstruther, Fife, KY10 2AD

Offers Over £525,000



IDYLLIC COASTAL 4 Bedroom Garde C Listed End Terraced Villa located next to the Fife Coastal Path and Harbour, with a short walk to the beach, open water tidal pool, cafes and restaurants. The ideal family home for anyone seeking a relaxing lifestyle. Accommodation: Hall, lounge, dining kitchen, 2 master bedrooms with ensuite shower rooms, 2 further double bedrooms and a W.C. GCH. Private garden. Summer house. Workshop. PERSONAL PROPERTY TOUR 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.

HALL

Access is via a solid timber door with glazed inlet leading into the lower hallway. Timber stairs with a timber balustrade leading to the upper landing. Cupboard provides storage space. Radiator. Laminate flooring. Rear vestibule with stable door leads to the rear garden.

LOUNGE

15'7" x 11'6" (4.76m x 3.51m)

Bright lounge with double-glazed sash and case windows to the front and rear. Log burning stove set on a slate hearth. 2 radiators. Laminate flooring.

DINING KITCHEN

15'3" x 10'5" (4.67m x 3.18m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas range hob, chimney style extractor fan above, eye level oven, dishwasher and washing machine. Space for dining furniture. Double-glazed sash and case window to the front and 2 sash and case windows to the rear. 2 radiators. Laminate flooring.

W.C

6'2" x 3'1" (1.88m x 0.96m)

Contemporary 2-piece suite comprises: W.C and vanity

wash hand basin. Opaque window to the front. Vertical radiator. Laminate flooring.

UPPER LANDING

Bright upper landing with double-glazed sash and case window to the rear overlooking the garden. Under stair cupboard provides storage space. Radiator. Engineered hardwood flooring. Carpeted stairs leading to the top floor.

MASTER BEDROOM

14'4" x 10'11" (4.38m x 3.35m)

Spacious double bedroom with double-glazed sash and case window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space and housing for the gas central heating boiler. Vanity area with fitted drawers. Coving. Radiator. Carpeted. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

9'8" x 8'6" (2.96m x 2.60m)

Contemporary 4-piece suite comprises: W.C, vanity wash hand basin, bath and shower enclosure with folding doors and thermostatic control shower. Opaque double-glazed window to the front. Partially wet walled. Vertical radiator. Laminate flooring.

BEDROOM 2

11'8" x 11'3" (3.57m x 3.45m)

Additional double bedroom with double-glazed sash and case window to the rear. Partial coving. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

11'8" x 3'10" (3.57m x 1.17m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and shower enclosure with sliding door and thermostatic control shower. Fixed shelving provides display/storage space. Partially tiled. Vertical radiator. Laminate flooring.

2ND FLOOR LANDING

Cupboard provides shelving/storage space. Carpeted.

BEDROOM 3

18'9" x 15'1" (5.72m x 4.61m)

Additional double bedroom with Velux windows to the front and rear. Cupboard provides storage space. Exposed rafters. 2 radiators. Laminate flooring.

BEDROOM 4

15'1" x 11'10" (4.60m x 3.63m)

Further double bedroom with Velux windows to the front and rear. Cupboard provides storage space. Hatch provides access to the floored roof space, suitable for storage. 2 radiators. Laminate flooring.

GARDEN

The rear garden has an array of mature plants, shrubs and trees, enclosed within a stone walled surround. Paved patio and artificial grass areas provide a great spot for garden furniture to relax and enjoy time in the sun. An additional patio area is ideal for a BBQ with a sheltered outdoor dining space in the summer house. Established pond with waterfall feature.

SUMMERHOUSE

11'5" x 8'3" (3.50m x 2.53m)

Gorgeous outdoor space to unwind on a sunny summers' night accessed via glazed timber doors with provision for light with tiled flooring.

WORKSHOP

18'8" x 8'6" (5.70m x 2.60m)

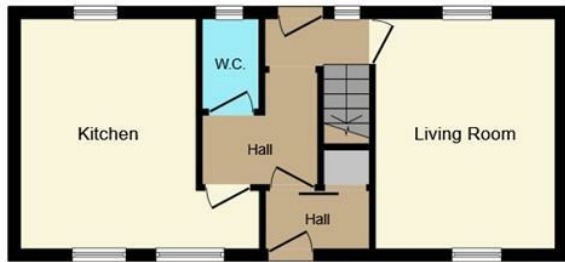
Bright and spacious workshop accessed via a timber door. Provision for light, power and plumbing with concrete flooring.

AGENTS NOTE

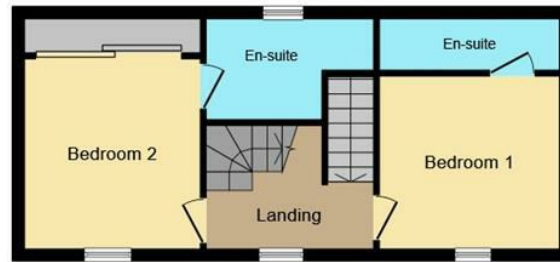
Please note that all room sizes are measured approximate to widest points.



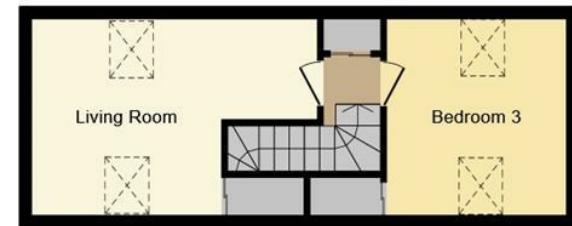




Ground Floor

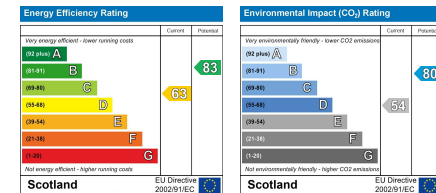


First Floor



Second Floor

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