



20 Inverie Street, St. Monans, Anstruther, KY10 2AF

Offers Over £220,000



Stunning 3 Bedroom Semi Detached Villa finished to an EXTREMELY HIGH STANDARD with an ATTIC ROOM and driveway for OFF STREET PARKING, just a short walk to the Fife Coastal Path, Beach, Harbour and Open Water Tidal Pool, as well as the cafes and restaurants. Ideal for a family/first time buyer. Accommodation: Hall, living room/breakfasting kitchen, utility, 3 double bedrooms, attic room and a luxury bathroom. DG. GCH. Landscaped gardens. 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 inlet leading into the lower hallway with 2 double-glazed windows to the side providing ample natural light. Carpeted stairs leading to the upper landing. 2 cupboards for storage. Radiator. Laminate flooring.

LIVING ROOM

14'3" x 12'7" (4.35m x 3.85m)

Bright living room with 2 double-glazed windows to the front. 2 alcoves provide additional shelving/storage space. 2 radiators. Laminate flooring. Open plan to the luxurious breakfasting kitchen.

BREAKFASTING KITCHEN

13'8" x 8'6" (4.18m x 2.60m)

Beautiful kitchen comprises: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include oven, hob and extractor above. Breakfast bar. Double-glazed window to the rear. Laminate flooring. Access to the utility room to the rear.

UTILITY ROOM

7'3" x 6'2" (2.22m x 1.90m)

2 Double glazed windows overlooking the rear garden with a worktop and space for a dishwasher and washing m/c below. Radiator. Laminate flooring. Timber door gives access to the rear garden.

BATHROOM

6'6" x 5'9" (2.00m x 1.77m)

Luxury 3-piece suite comprises: W.C, wash hand basin and bath with pivot screen and rainfall shower above. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Double glazed window to the front. Cupboard provides storage. Radiator. Carpeted. Doorway provides access to the attic room via a stairway, with potential to develop further.

BEDROOM 1

14'4" x 9'10" (4.37m x 3.01m)

Spacious double bedroom with double-glazed window to the rear overlooking the garden. Cupboard provides storage. Radiator. Carpeted.

BEDROOM 2

12'8" x 9'0" (3.87m x 2.75m)

Additional double bedroom with double-glazed window to the front. Built in wardrobe provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 3

10'9" x 8'9" (3.29m x 2.68m)

Further double bedroom with double-glazed window to the rear. Built in wall-to-wall wardrobe provides hanging/shelving/storage space. Radiator. Carpeted.

ATTIC ROOM

19'10" x 14'2" (6.05m x 4.32m)

Double glazed window to the side with views across to the sea and Elie. 2 cupboards into the eaves. Timber flooring. Potential to develop further.

GARDEN

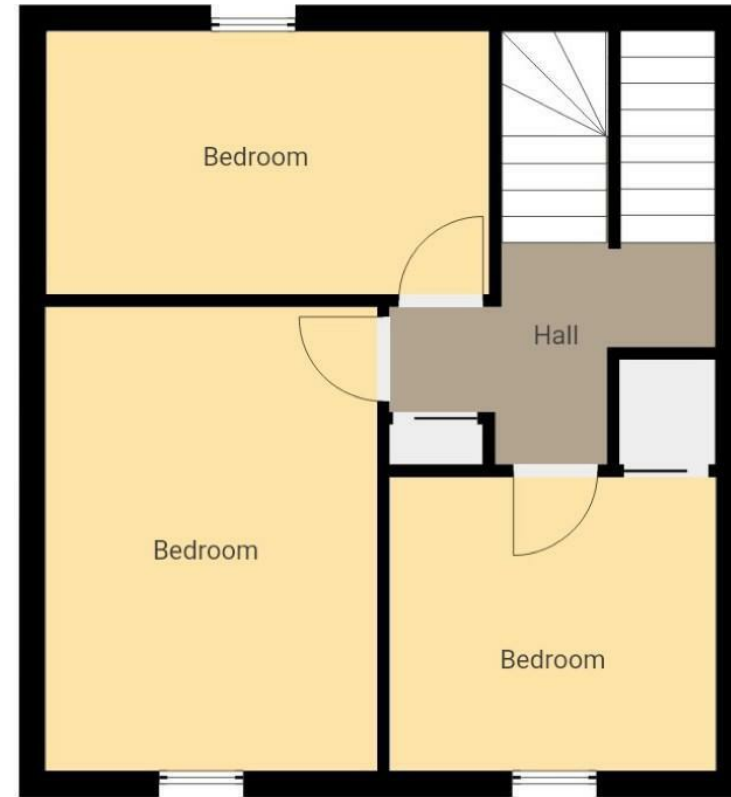
To the front of the property is a low maintenance stone chipped area for off street parking with a drive leading to the rear through a set of timber double gates. The landscaped rear garden is laid to lawn with a feature decorative tiled patio area allowing ample space for garden furniture to relax and enjoy time in the sun or entertaining family and friends. Enclosed within a timber fence surround with a timber garage.

AGENTS NOTES

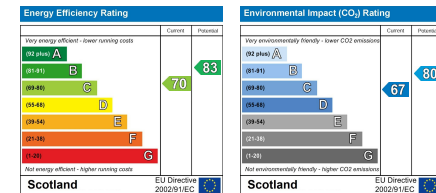
Please note that all room sizes are measured approximate to widest points.







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.