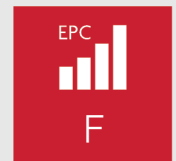




Thorntons 
The right way to move

2 Narrow Wynd St Monans

Fife, KY10 2BD





Summary

Tucked in a quiet street within the tranquil village of St Monans in the picturesque East Neuk of Fife, this three-bedroom end-terraced house is well-presented with mostly modern interiors and offers spacious living areas, as well as a large basement with excellent potential. The house lies just a stone's throw from the historic harbour and other amenities such as shops, the primary school, a selection of eateries, transport links, the tidal pool, and Fife Coastal Path, sure to appeal to a wide demographic. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- End-terraced house in St Monans
- Part of National Trust for Scotland Little Houses Scheme
- Entrance vestibule and hall with storage
- Dual-aspect living room with adjoining dining room
- Contemporary, recently fitted kitchen with breakfasting/casual dining space
- Three bedrooms (two with storage)
- Three-piece bathroom
- Large basement with potential for conversion (STPP)
- Low-maintenance, leafy garden
- Access to unrestricted on-street parking
- Energy-efficient electric heating, recently upgraded electrics, and new Velux windows



"The property has a newly fitted kitchen, recently upgraded electrics, and new Velux windows, as well as efficient electric heaters."





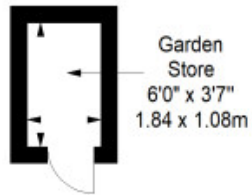


"The home has a large basement that offers potential to create a self-contained annexe, subject to the correct permissions."

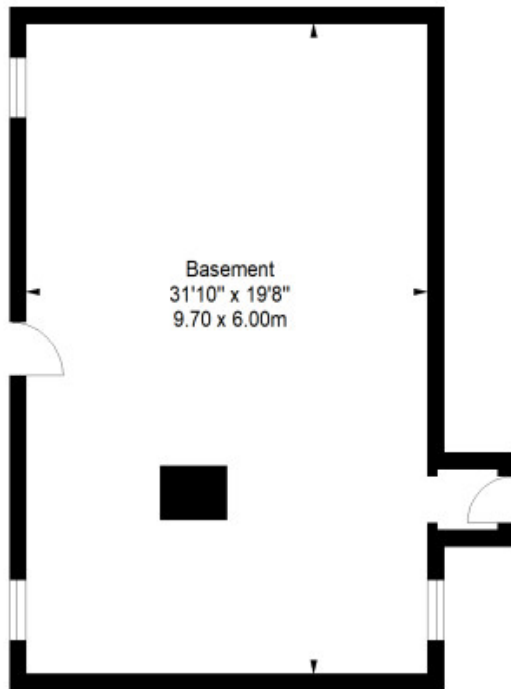


Floorplan

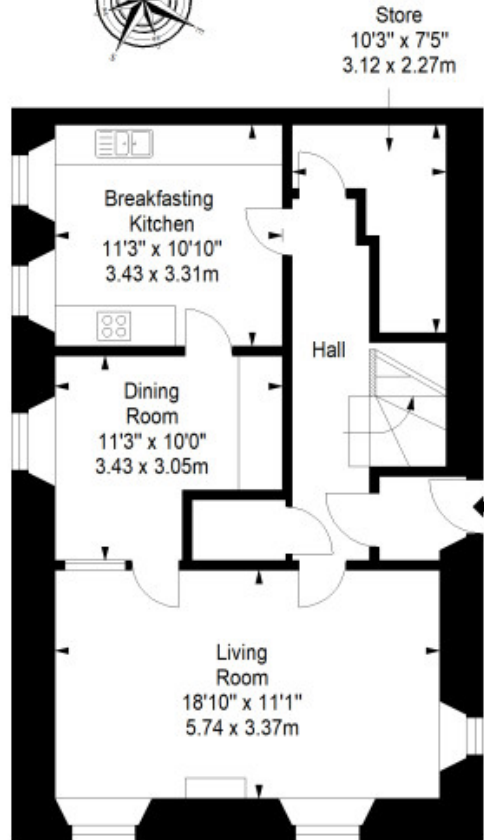
Garden Store
Approx. 2.0 sq. metres (21.5 sq. feet)



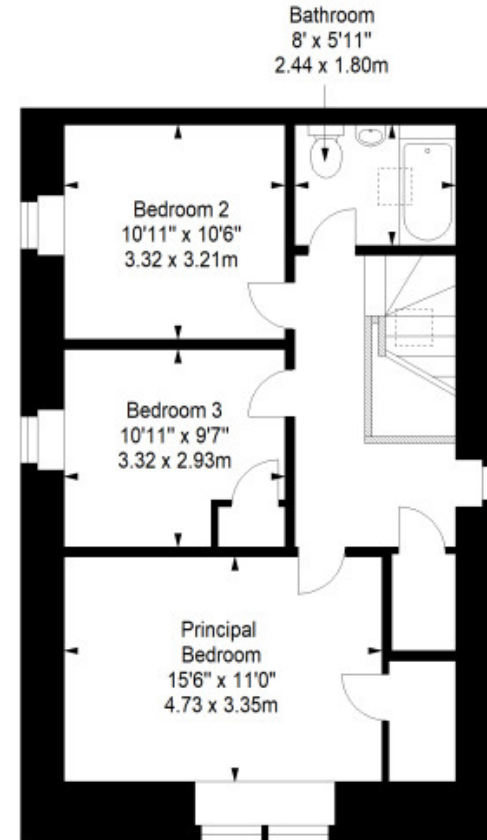
Basement
Approx. 59.2 sq. metres (637.2 sq. feet)



Ground Floor
Approx. 63.8 sq. metres (686.8 sq. feet)



First Floor
Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 183.7 sq. metres (1977.4 sq. feet)



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