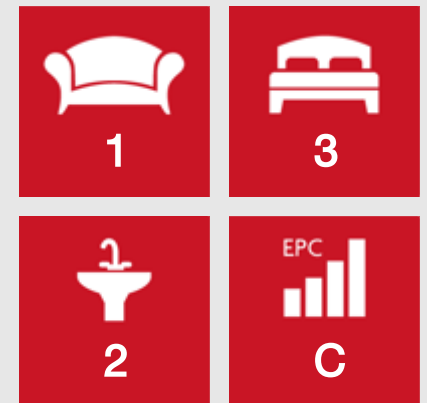




Thorntons
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4 West Street, St Monans,
Anstruther, Fife KY10 2BU





Summary

A charming and well presented three bedroom maisonette arranged over three levels in the heart of the picturesque East Neuk village of St Monans, moments from the harbour and coastal path. The property offers a characterful living room with wood-burning stove, modern dining kitchen, shower room and separate bathroom. Gas central heating and a mix of traditional sash and case windows with partial double glazing to the rear. All furniture and the majority of contents (excluding personal items) are included within the sale price, offering a turnkey opportunity.

Features

- Three bedroom maisonette over three levels.
- Central harbour-side location.
- Character features including exposed stone and beams.
- Wood-burning stove in living room.
- Modern dining kitchen.
- Shower room and separate bathroom.
- GCH; EPC - C
- Mix of sash and case windows with partial double glazing.
- Furniture and most contents included.
- Approx. 87.6 sq. metres (942.9 sq. feet).

Room Measurements

Living Room: 15'4 × 10'6 (4.68m × 3.19m)

Dining Kitchen: 14'6 × 8'2 (4.42m × 2.48m)

Principal Bedroom: 12'4 × 12'4 (3.76m × 3.75m)

Bedroom 2: 9'10 × 7'5 (3.00m × 2.25m)

Bedroom 3: 9'7 × 8'8 (2.9 m × 2.65m)

Bathroom: 10'2 × 5'10 (3.10m × 1.77m)

Shower Room: 6'2 × 5'6 (1.89m × 1.68m)



St Monans is a highly desirable East Neuk fishing village renowned for its historic harbour, coastal walks and attractive traditional cottages.





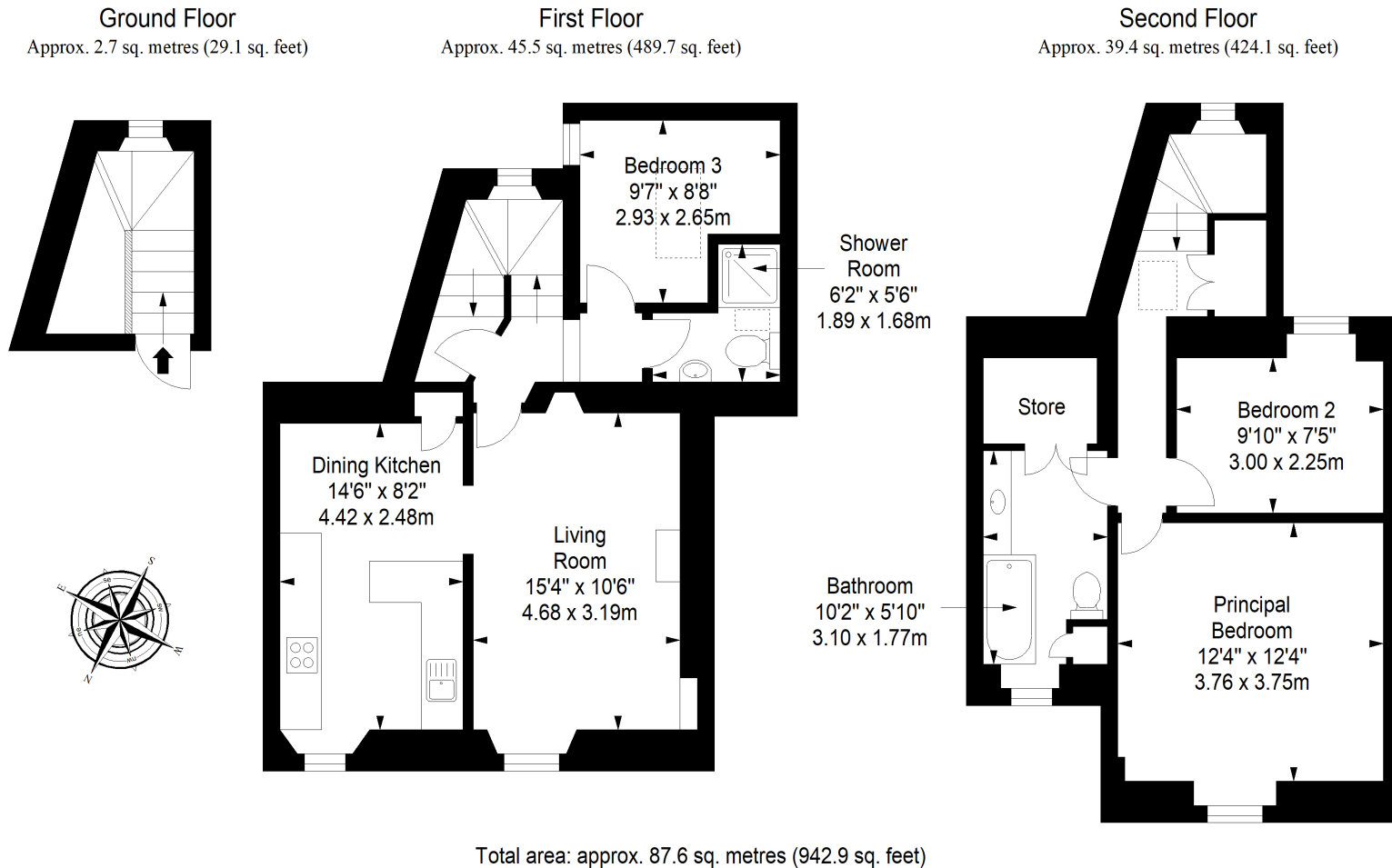


The area is well known for its scenic coastline, golf courses and outdoor pursuits. Dundee, St Andrews and Edinburgh are within commuting distance.



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Floorplan



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