



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 x 10'6 (4.68m x 3.19m)

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

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

Bedroom 2: 9'10 x 7'5 (3.00m x 2.25m)

Bedroom 3: 9'7 x 8'8 (2.9 m x 2.65m)

Bathroom: 10'2 x 5'10 (3.10m x 1.77m)

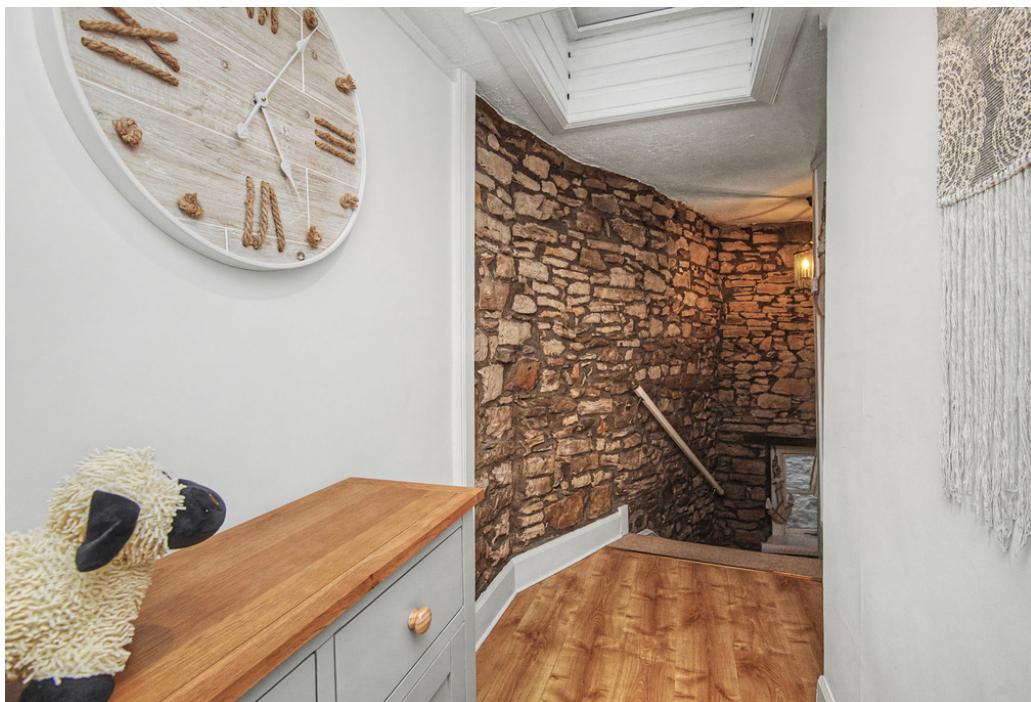
Shower Room: 6'2 x 5'6 (1.89m x 1.68m)



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.



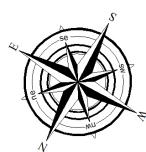
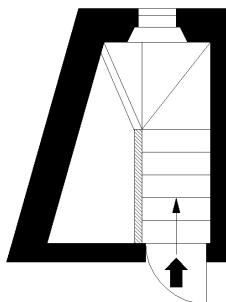
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The right way to move

4 West Street

Floorplan

Ground Floor

Approx. 2.7 sq. metres (29.1 sq. feet)

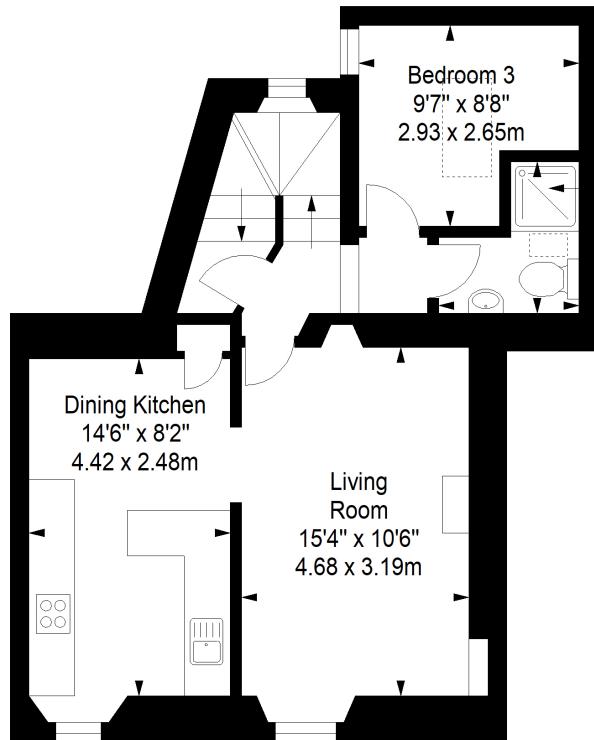


Dining Kitchen
14'6" x 8'2"
4.42 x 2.48m

Living
Room
15'4" x 10'6"
4.68 x 3.19m

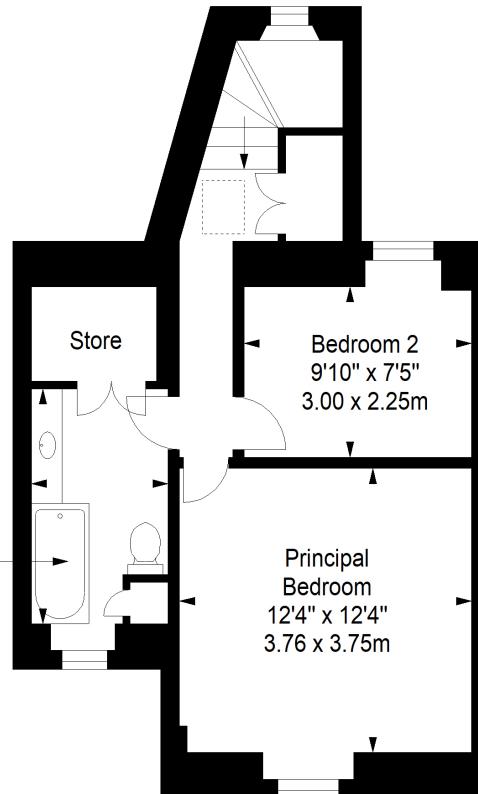
First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Second Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghaea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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