

# Thorntons

25 Station Road,  
St Monans KY10 2BN



A very appealing traditional semi-detached stone cottage within this popular coastal village. In excellent order throughout and retaining attractive period features, the property offers spacious and adaptable accommodation over two levels.

Comprising, on the ground floor, an entrance vestibule and hall leading to all the lower rooms. The spacious sitting room has an impressive bay window and feature fireplace. The ground floor double bedroom offers an adjacent dressing area. To the rear is the luxurious dining kitchen, which is well equipped with modern units and integrated 'Smeg' appliances.

An original ornate staircase leads to the first floor which comprises two further double bedrooms, a single bedroom and the bathroom.

Externally, there is an easily maintained plot of garden ground to the front, side and rear and a timber garage. The property is equipped with gas central heating and double glazing.

## 25 Station Road, St Monans KY10 2BN

### Room Dimensions

Entrance Vestibule		
Hall		
Sitting Room	17' 1" (into bay window) x 14' 2"	5.02m (into bay window) x 4.33m
Kitchen	21' 2" x 12' 4" (maximum)	6.46m x 3.77m (maximum)
Utility Room	5' 2" x 3' 8"	1.09m x 1.12m
Bedroom 1	13' 2" x 12' 3"	4.02m x 3.74m
Bedroom 2	15' 8" x 11' 9"	4.79m x 3.58m
Bedroom 3	16' 6" (in to dormer) x 12' 3"	5.03m (in to dormer) x 3.73m
Bedroom 4	12' 2" (In to dormer) x 7' 4"	3.73m (in to dormer) x 2.24m
Bathroom	8' 2" x 8' 1"	2.49m x 2.47m





## Location

St Monans is one of the famed picturesque East Neuk fishing villages and is well known for its historic Kirk and fishermen's houses. Locally there is a post office, award winning seafood restaurant, hotel, veterinary surgery, library, hairdressing salon and several shops. There is also a primary school, nursery school and playgroup with secondary schooling at Waid Academy in nearby Anstruther.

The area is renowned for its coastal walks, quiet beaches and numerous golf courses, St Andrews, the Home of Golf, is a twenty minute drive away. North East Fife has a wide range of facilities and attractions including award winning restaurants, beaches and historic buildings. Its beautiful coastline provides the ideal setting for a variety of watersports and outdoor activities. Kirkcaldy, Glenrothes, St Andrews and Dundee are all within commuting distance and Edinburgh with its airport is only a one hour drive away.

In detail the accommodation comprises:

### Entrance Vestibule

UPVC entrance door with decorative stained glass fanlight. Ornate stained glass doorway with side screens to the hall. Wooden picture rail. Cornice. Carpet floor covering.

### Hall

Wooden panelled doorways to the sitting room, kitchen and bedroom one. Stairway leading off. Cupboard housing shelf and coat hooks. Under stair storage/ study area leading to a further storage cupboard. Wooden picture rail. Cornice. Radiator. Carpet floor covering.

### Sitting Room

Front-facing bay window with panelled surround. Brick built fireplace extending into display shelves. Tiled hearth. Living flame gas fire. Picture rail. Cornice. Ornate plaster ceiling with rose and central light fitting. Radiator. Wall lights. Carpet floor covering.

### Kitchen

With windows to the side and rear. Impressively equipped with modern floor and wall units in 'Oak' with contrasting worktop and upstand. Ceramic tiled splashback. Island unit/breakfast bar. Under pelmet lighting. Glass fronted display units. Stainless steel square sink and drainer. 'Smeg' Induction 5 ring hob, extractor hood, double oven and dishwasher. Recess for fridge/freezer. Radiator. Recessed downlighters in ceiling. Granite tiled flooring. French doors leading to the garden. Door to utility room.





## Utility Room

With wall units, worktops and open storage shelves. 'Worcester' central heating boiler. Ceiling light fitting. Light tunnel. Tiled floor covering.

## Bedroom 1

Rear facing window. Picture rail. Cornice. Radiator. Central light fitting. Carpet floor covering. Door to dressing area which is well equipped with shelves and hanging rails and has a frosted glass window to the side.

The stairway has traditional open turned spindles and handrail with ornate newel caps and has a turn at  $\frac{3}{4}$  landing with frosted glass window. The upper landing has a hatch with 'Ramsay' ladder to attic. Picture rail. Cornice. Radiator. Light fitting. Carpet floor covering. Doors leading to bedrooms 2, 3, 4 and bathroom.

## Bedroom 2

With front facing dormer window. Cornice. Radiator. Light fitting. Laminate floor covering.

## Bedroom 3

Rear facing dormer window and side coombes. Eaves storage cupboard. Cornice. Radiator. Light fitting. Laminate floor covering.

## Bedroom 4

Front facing dormer window and side coombes. Cornice. Radiator. Light fitting. Carpet floor covering.

## Bathroom

Frosted glass window. A fully tiled room featuring a traditionally styled suite comprising WC, ornate wash hand basin and jacuzzi bath with shower spray off the taps. Separate shower cubicle with mains shower. Georgian style ceiling with downlighters. Radiator/towel rail.

## Exterior

To the front of the property there is a monoblocked area extending into a long driveway. Heather bed within stone walls.

The rear garden has a further monoblocked area leading to a paved and gravel driveway to the timber garage. Paved patio. Lawn with shrub and tree border all enclosed within a stone wall.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

## Council Tax Band "E"

## EPC Rating "D"

## Directions

On entering St. Monans from the Anstruther direction, take the second turning on the left into Station Road. The property is located on the left hand side and will be identified by a for sale sign.



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# Thorntons

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PSPC



TSPC



SPC SCOTLAND  
[spcscotland.co.uk](http://spcscotland.co.uk)



1 Public



4 Bed



1 Bath



Garage



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.