

16 Forth Street

ST. MONANS, ANSTRUTHER, KY10 2AX



Beautiful one-bedroom villa in a picturesque setting with views of the Forth and St Monans harbour



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Within walking distance to the beach, 16 Forth Street is a beautifully appointed villa set within the attractive village of St Monans.

THE LOUNGE & MEZZANINE



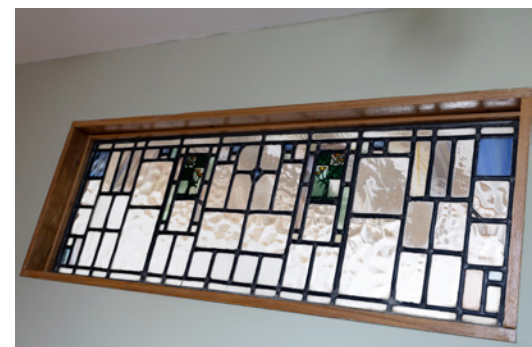
The property has been well maintained both inside and out and is presented to the market in truly move-in condition. This beautiful villa is quality and elegant with fine volumes flooded with natural light. On entering the property the hallway gives access to all areas of the property. The lounge is open-planned with a well-designed layout. Above the lounge is a bespoke mezzanine that can be utilised as a second bedroom.



THE KITCHEN



The kitchen is a good size with a range of wall and base units.





The double bedroom and the bathroom are equally spacious. The hall is welcoming and provides access to good storage.

THE BATHROOM



THE BEDROOM

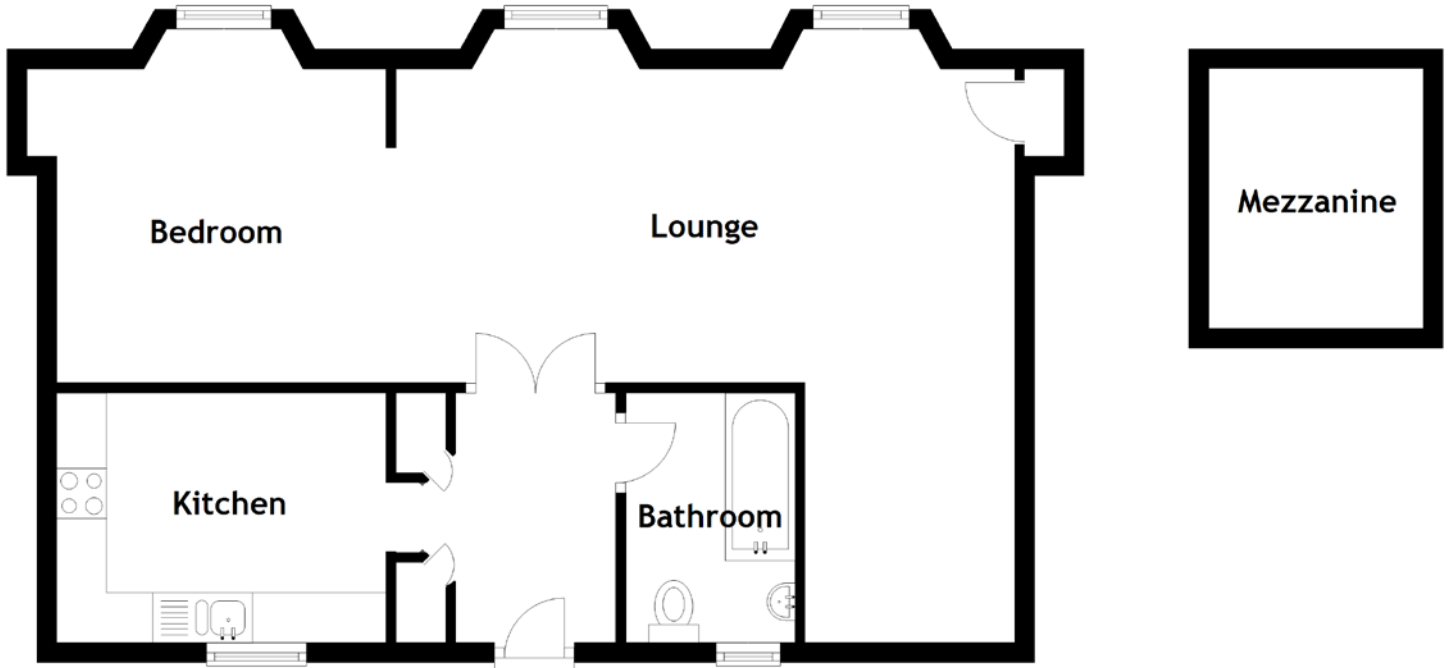


There is a private garden with views across the Forth and to the Bass Rock belonging to the property, as well as three additional well-maintained communal gardens to the front and rear. The property also benefits from an allocated parking space and ample visitor parking. This home is in a central location, ideal for walks and spending time with family.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

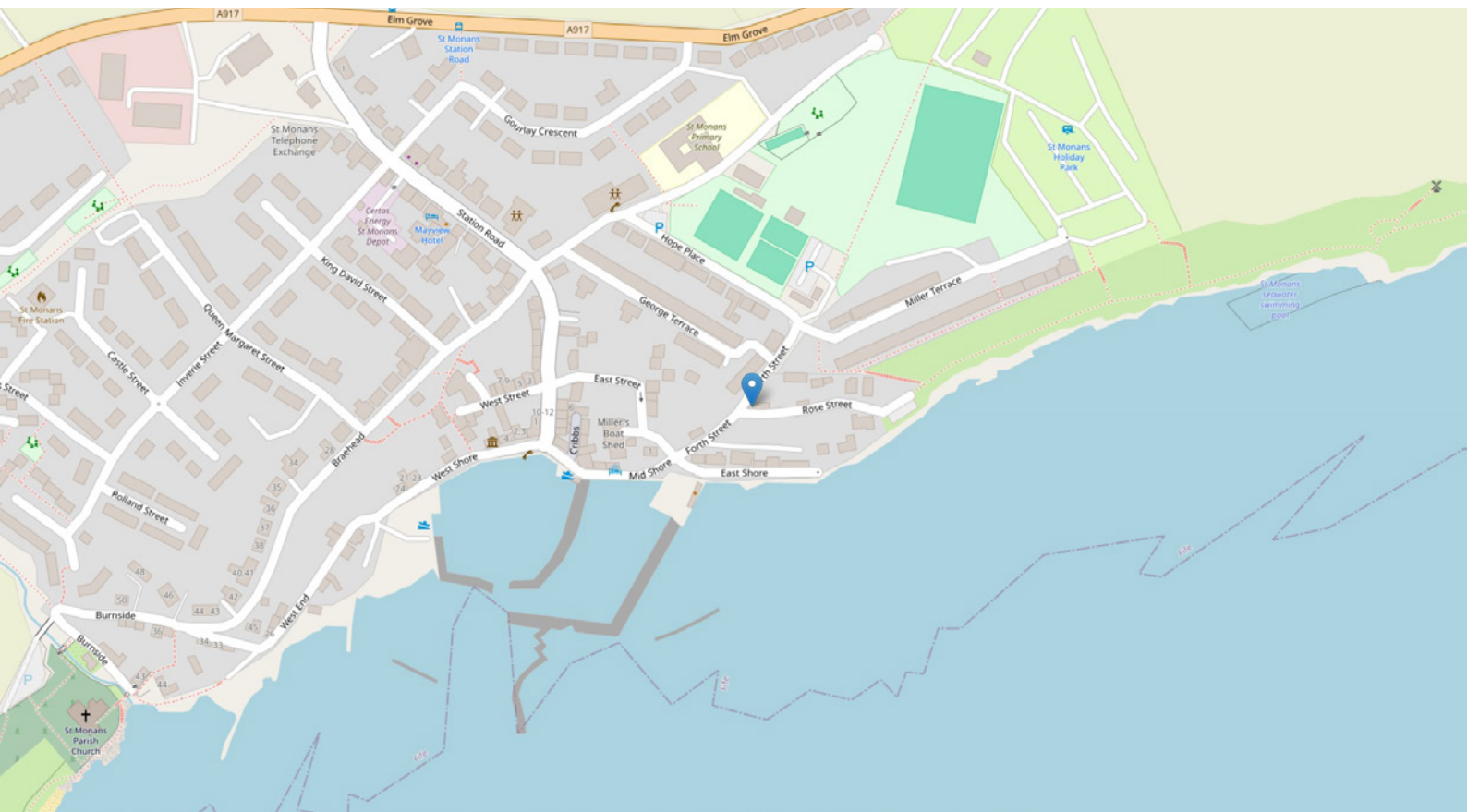


Approximate Dimensions (Taken from the widest point)

Lounge	6.20m (20'4") x 6.15m (20'2")
Mezzanine	2.60m (8'6") x 2.15m (7')
Kitchen	3.30m (10'10") x 2.50m (8'2")
Bathroom	2.50m (8'2") x 1.70m (5'7")
Bedroom	3.55m (11'8") x 3.30m (10'10")

Gross internal floor area (m²): 51m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Situated in the popular East Neuk of Fife between Elie and Pittenweem, St Monans is a beautiful Fife coastal village. The historic fishing village is full of charm and maintains the atmosphere of a close-knit fishing community that is reflected in properties situated behind the harbour. The village boasts a local primary school, nursery, a selection of parks, churches and local shops, along with a bowling green, hotel and restaurants. It has a picturesque harbour and beach. Secondary schooling can be found at nearby Waid Academy in Anstruther and places at this school are sought after with many families choosing to travel for miles to have their children taught at this school. The former burgh rests on a hill overlooking the Firth of Forth, with views to North Berwick, the Bass Rock and the Isle of May.





Located just over twelve miles South of St Andrews, St Monans is the smallest of the East Neuk fishing ports. Here you'll find an attractive village with many charming 17th and 18th century pantiled houses that crowd the harbourside. St Monans lies directly on the Fife Coastal Path, so is very popular with walkers. The remains of Newark Castle, with its circular beehive dovecot, are further along the coastal path to the West of the village.

Old St Monans has many distinctive architectural features. House walls are mainly 'harled', many roofs are pantiled and the tiles are not nailed down. As a result, the gable walls were continued above the roof level to prevent the wind from getting under the tiles. Sandstone is difficult to cut diagonally, so the tops of the gable walls were finished with the distinctive 'crow steps'. Houses of more than one story had an outside stair to the upper flat. Very few are left now, as many were removed to widen the streets.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.