



  
**McEwan Fraser Legal**  
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**8 Gourlay Crescent**

ST MONANS, FIFE, KY10 2AZ



## 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.

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.





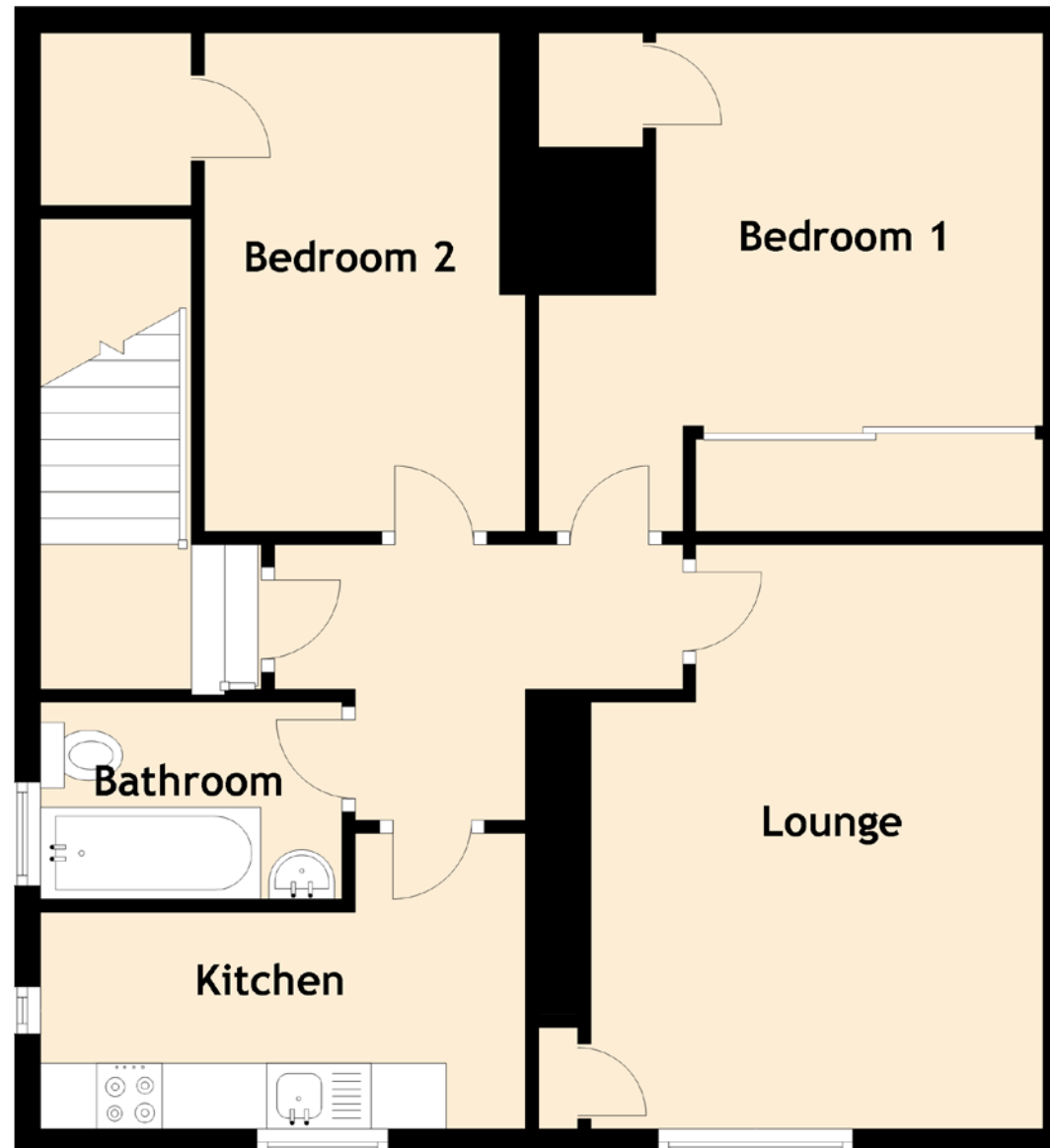


## THE PROPERTY

8 Gourlay Crescent is a delightful first floor flat within a popular residential area. The property is ideally placed for the commuter with easy access. The property is entered to the side of the building into an internal stairway, which leads to the upper landing with ample storage. From here the fully floored attic can be accessed. The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with light. The kitchen features a range of floor and wall mounted units with windows overlooking the front garden. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free standing furniture if required. The modern family bathroom with shower is fully tiled, which completes the accommodation.

A driveway to the side provides off-street parking for several vehicles and in turn, provides access to the rear garden. The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.





## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.45m (14'7") x 3.45m (11'4")
Kitchen	3.70m (12'2") x 2.25m (7'5")
Bedroom 1	3.80m (12'6") x 2.00m (6'7")
Bedroom 2	3.80m (12'6") x 2.45m (8')
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>  
EPC Rating: D

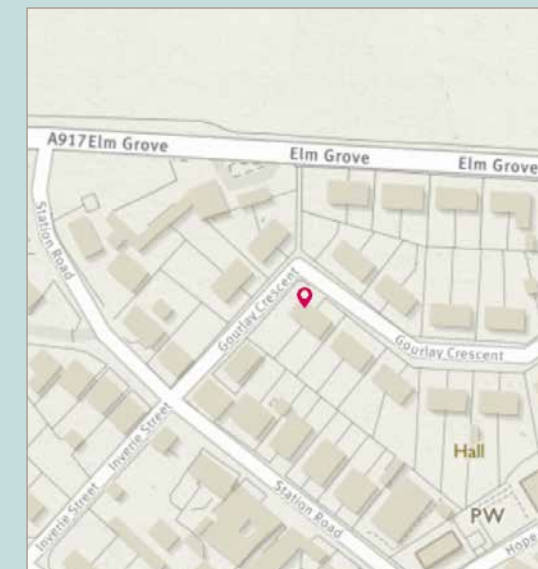


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