



70 Inverie Street, St. Monans, KY10 2BW

Offers Over £210,000







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**OFFERS OVER**  
**£210,000**

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Rollos are delighted to offer to the market this stunning, end terraced villa, recently refurbished throughout to provide immaculately presented accommodation with views towards the Auld Kirk of St Monans and countryside beyond. The property is pleasantly situated within a popular residential area.

The accommodation is formed over two levels comprising: main reception hallway with concealed storage cupboard with sliding doors, lounge, kitchen, two bedrooms and bathroom. The large lounge overlooks the rear garden and has a walk-in store with sliding doors. The impressive, contemporary kitchen has integrated hob and oven, space for freestanding appliance and floor units with complementary work surfaces. Sliding doors open to a storage cupboard housing the boiler whilst a glazed picture door connects to the rear garden. The master bedroom benefits from built-in mirrored wardrobes with partial sea views. The second double bedroom also benefits from similar lovely views. The modern bathroom suite consists of WC, wash hand basin with vanity unit below,

shower cubicle and roll top bath.

The property benefits from gas-fired central heating and double glazing.

Externally, to the front of the property, there is a built-in store cupboard. The enclosed garden to the rear feature composite decking providing a pleasant seating area fully enjoying the views on offer. A gate, which leads to the side of the property, gives direct access to the Fife Coastal Path.

St Monans is one of the quirkier fishing villages in the East Neuk of Fife with a working harbour. It has a lot to offer including the award winning Craig Millar restaurant, East Pier Smokehouse, Bow House, which regularly holds the Farmers' Markets, and the local fish merchants. There is a strong craft and artist community in the East Neuk with an annual arts festival held in the month of August.

Rollos highly recommends an early inspection to appreciate the accommodation and location on offer.







- End terraced villa
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Enclosed garden to rear
- Direct access to Fife Coastal Path

## INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

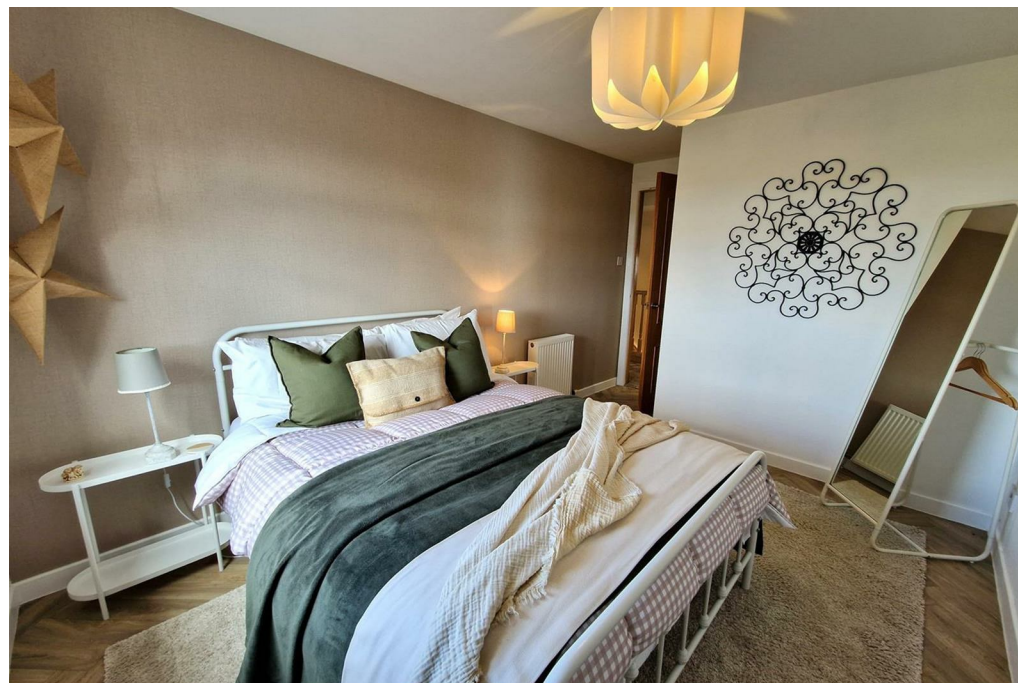
## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**

**EPC RATING: C**

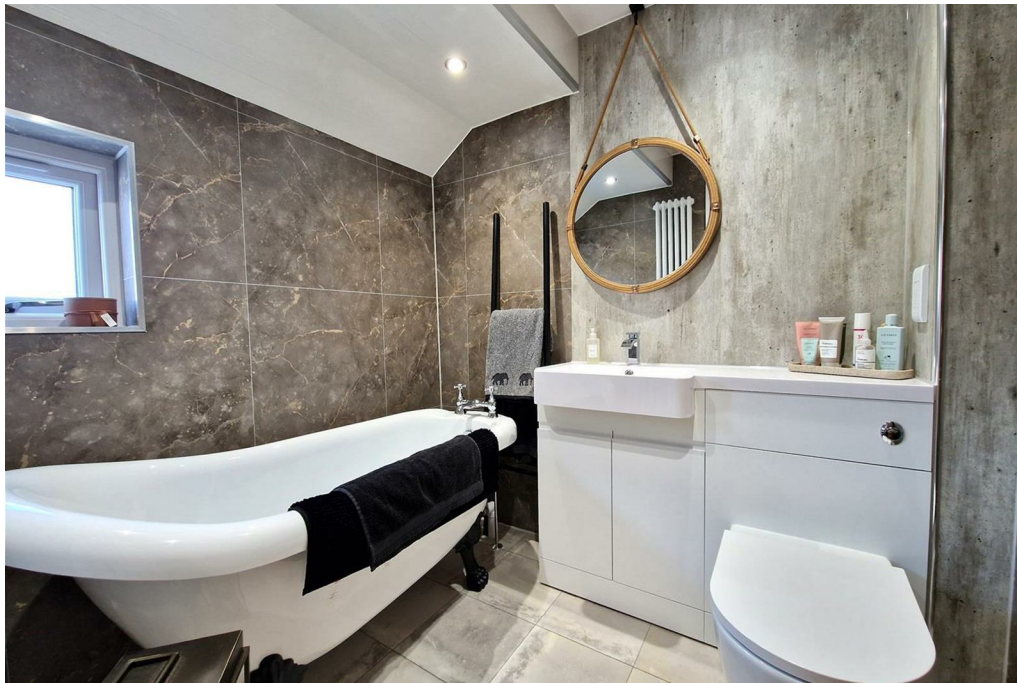
**FLOOR AREA: 828.82 SQ FT**









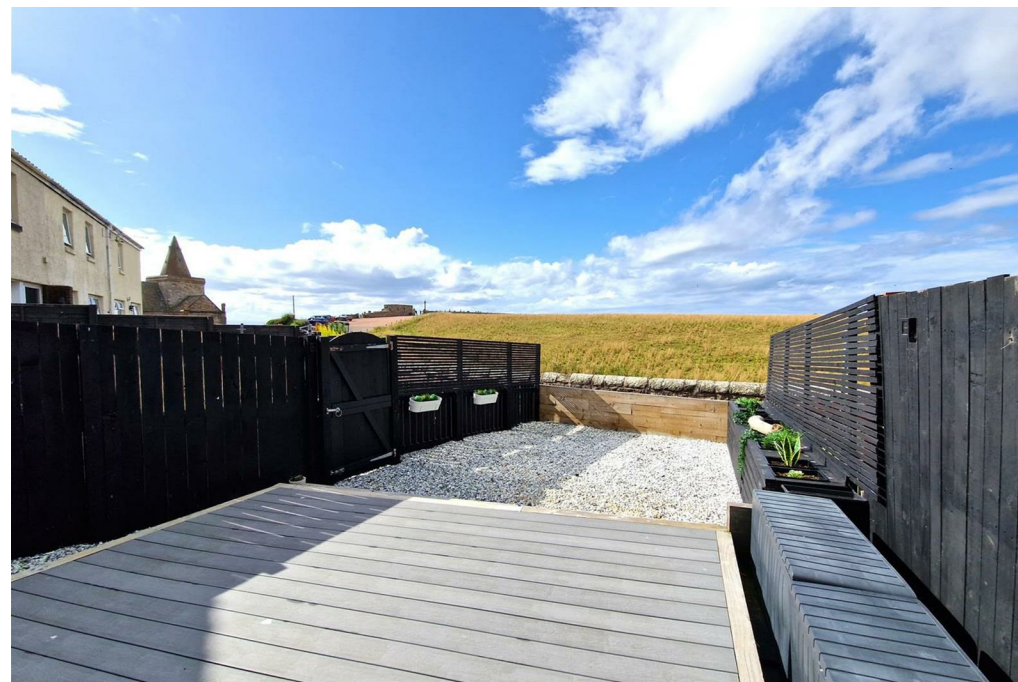




## Room Sizes

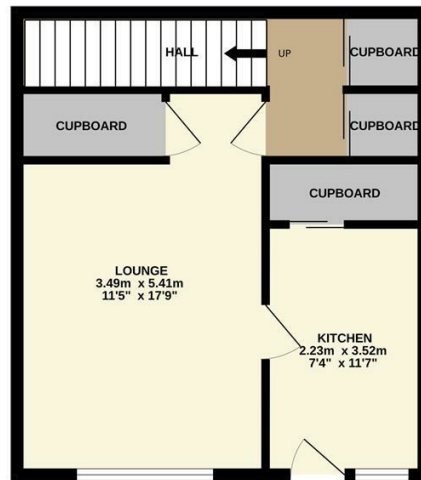
*Approximate measurements*

Lounge	11'5" x 17'8"
Kitchen	7'3" x 11'6"
Bedroom	9'3" x 14'6"
Bedroom	9'5" x 14'6"
Bathroom	5'9" x 9'9"

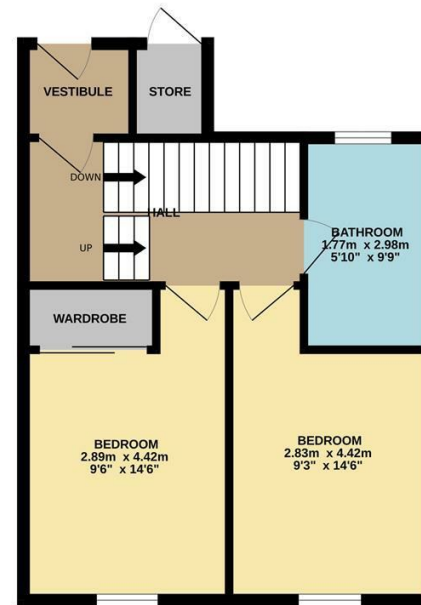




GROUND FLOOR  
37.1 sq.m. (400 sq.ft.) approx.



FIRST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 77.7 sq.m. (836 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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at any of our offices.

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