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17 Rolland Street,
St Monans, Fife KY10 2BH

Fixed Price £80,000

- Bright & Spacious First Floor Flat
- Tranquil Residential Cul de Sac
- Recently Upgraded & Improved
- Private Garden
- Double Glazing & Gas C.H.
- Modern Fitted Kitchen
- Pretty Seaside Village
- Council Tax - A
- 20 Minutes to St Andrews
- Available for Immediate Entry
- One Double Bedroom
- Pleasant Views
- Ample on Street Parking
- Spacious Living Room
- Excellent Condition
- Garden Shed
- Beach Nearby
- EPC Rating – C
- Close to Shops & School
- Good Rental Potential

Viewing By Appointment:

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DESCRIPTION: This lovely, first floor apartment has recently been upgraded and is available for immediate entry. It is located on a quiet cul de sac in the pretty seaside village of St Monans about 20 minutes from the University town of St Andrews. There is a private, ground floor entrance, stairway, spacious living room, fitted kitchen, family bathroom with shower and a large double bedroom. The property enjoys pleasant views to the front and the rear, there is double glazing throughout, efficient gas central heating and an attic. There is a parking area at the front, plus there is more on street parking nearby. At the rear of the property is a private garden, enclosed by timber fencing with gate, timber shed and drying area. The flat would be ideal for anyone wishing to step onto the property ladder or to let out to tenants. There are modern smoke and heat detectors throughout the property too.



ENTRANCE & HALLWAY: Entry to the property is via a secure, semi glazed upvc door, a stairway with carpet and leading to an upper landing with window. Here a half glazed timber door with lock, opens into the hallway which has a fitted carpet and a hatch to the attic.



LIVING ROOM: (5m x 3.2m) This bright and spacious room has fitted carpet, TV and satellite points, plus two recessed shelving units. There are two large double glazed windows, one overlooks the cul de sac to the front and the other, the rear gardens.

KITCHEN: (2.5m x 2.4m) This is fitted with modern light coloured base and wall units with timber effect laminate worktops, and light laminate splash back. A stainless steel sink is set into the worktop beside two windows that overlook the back gardens. There is a free standing, Indesit cooker with gas hob, electric oven and grill, above which is a stainless steel cooker hood. By the door is a freestanding fridge freezer and on the other side, in a recessed cupboard, is a washing machine. Above this is the gas combi boiler for the central heating. Next to this, a door opens into a larder cupboard, with shelving and a small window. The kitchen flooring is lino, there is track lighting and a heat detector in the ceiling. The cooker, fridge freezer and washing machine are all quite new and are included in the sale.



FAMILY BATHROOM: (2.5m X 1.7m) Here there is a modern white suite with electric shower over the bath and glass screen. The walls around the bathroom are tiled, the floor is lino, there is an extractor fan, a radiator and a frosted window to the rear.



DOUBLE BEDROOM: (3.35m x 2.85m) A spacious double bedroom with solid wood flooring and two built in double wardrobes, one with mirror front. A large picture window overlooks the cul de sac to the front and on toward the sea in the distance.

GARDENS & EXTERIOR: Some concrete steps lead up from the road and pavement, beside which is a small gravel area. There is parking at the front for two cars but there is plenty of additional, on street parking further down to road. A path from the front door leads around the side of the property to a private garden at the rear. This is laid out with lawn and shrubs and is defined by a low timber fence and gate. In addition, there is a drying area and a solid timber shed.

LOCATION: Rolland Street is a small cul de sac leading from Inverie Street and is just a short stroll from the centre of the village. There are several convenience stores in the village, a local primary school and the famous sea front with its harbour and colourful old buildings. St Monans is an old fishing village, that is situated between Elie, Pottenweem and Anstruther, on the picturesque East Neuk coast of Fife. This is a very pretty corner of rural Fife with an abundance of open countryside to enjoy for walking or cycling. All the main services, supermarkets, shops restaurants and sports facilities are located in the University town of St Andrews, just 20 minutes drive to the north. Other shops and services are available in the towns of Glenrothes and Kirkcaldy, about 30 minutes drive to the west. The city of Edinburgh is just over an hour's drive and there are excellent public transport links to all of these places.

DIRECTIONS: Take the A915 from Kirkcaldy or St Andrews, then the A917 to Elie and St Monans. Follow Inverie Street to Rolland Street, number 17 is at the end of the cul de sac on the left. Alternatively, please follow the website link.

Viewing by appointment only through Adams Property:

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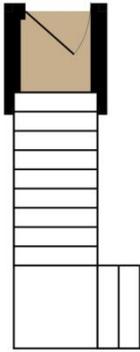
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Floorplan:

GROUND FLOOR



FIRST FLOOR



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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