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**Thorntons**   
*Let's get a move on!*



**6 Rolland Street**  
| St Monans | KY10 2BH

Offers Over £99,000

Living Room	16'5 x 12'0	5.00m x 3.66m
Kitchen	12'0 x 7'6	3.66m x 2.29m
Bedroom 1	16'4 x 10'5	4.98m x 3.18m
Bedroom 2	11'6 x 10'4	3.51m x 3.15m
Bath	6'5 x 5'4	1.96m x 1.63m
Wc	3'9 x 2'6	1.14m x 0.76m



Pleasantly located semi-detached home with drive to front and south facing garden. The front and back door were recently replaced. The gravel drive allows off-street parking for at least two cars. The hall has an under stair cupboard and useful ground floor WC. The dual aspect living room is a light bright room. The kitchen has a rear vestibule with door to the garden. The first floor has the main bedroom which is dual aspect, benefitting from a fitted cupboard and enjoys a lovely view over the roof tops toward the Forth and historic church spire. The second bedroom has a fitted wardrobe. The family bath room completes the accommodation. The property benefits from double glazing and gas central heating. The rear garden is laid for ease of maintenance with patio extending from the house, gravel and timber shed which is to be included in the sale price.



- Partial Sea Views
- Semi Detached Home
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom & WC
- GCH, DG, EPC D
- Back Garden & Front Drive

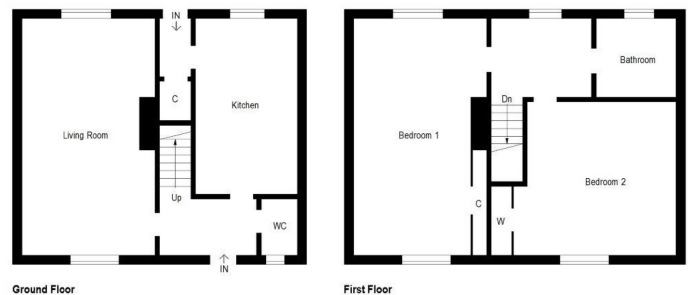


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