

Bradburne & Co

Chartered Surveyors, Estate Agents

Outside

To the side is a back door leading to a small amenity Area.



ENTRY

Entry by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band D The annual Council Tax payable at present is £1702.02

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, floor coverings, and White goods are included in the sale.

ASKING PRICE

Offers over £295,000 are invited.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2020 Licence Number 100010747.



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Kirkcaldy 21 miles

Dundee 25 miles

8 Mid Shore, St Monans
KY10 2BA

St Andrews 13 miles

Edinburgh 46 miles



AN ATTRACTIVE MODERNISED HARBOUR FRONT HOUSE WITH FANTASTIC SEA VIEWS IN A POPULAR EAST NEUK VILLAGE

Accommodation:

Dining Kitchen, Sitting Room, 2 Bedrooms,
Family Bathroom, WC & Utility Room,

Gas Central Heating
Aga range Cooker
Excellent Coastal Location

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

8 Mid Shore is a refurbished former Fisherman's house built in 1784 and listed category B in the harbour conservation area.

On entering the property, steps lead down to the large, bright, south facing Dining Kitchen with fitted units *Aga* range and exposed beam ceilings. Stairs lead to the main living area with a sitting room, family bathroom and Utility room on the first floor and two bedrooms on the second floor of the property. Outside is a small amenity area.

SITUATION

The property is located in the popular small fishing village of St Monans within a short walk to all local amenities including two shops, a café, two popular seafood restaurants and a primary school.

There are train stations in both Cupar (15miles) and Markinch (17 miles). Edinburgh can be reached under 1 ½ Hours by car.

DIRECTIONS

From St Andrews take the A917 south. Turn right onto the B9131 towards Anstruther. Follow the road for approximately 7 miles. On entering Anstruther turn right onto the A917 towards Pittenweem. Follow the road into St Monans. Turn left onto Station Road, turn left at the harbour onto Mid Shore and the property is on your left. For route planning the post code is KY10 2BA.

PARTICULARS OF SALE

The property is entered through a part glass hardwood door into vestibule with stairs leading to the upper living space.

Vestibule Door to dining Kitchen.

Dining Kitchen (Sx2)
7.77m x 4.30m
14' 1" x 25' 6"

Large open Plan living area with fitted floor and wall units, *Aga*, *Beko* Dishwasher, *Lamona* Fridge Freezer. Two window Seats . Radiator



First Floor landing (Sx2)
0.90m x 7.77m
2' 11" x 6' 3"

Large hall cupboard with shelf space. Window seat.

Sitting Room (Sx2)
4.61m x 3.40m
15' 1" x 11' 1"

Open fire with tiled Surround and timber mantel, TV point, Telephone point. Shutter windows. Radiator.



Family Bathroom (E x 1)
2.62m x 2.34m
8' 7" x 7' 08"

Bath with shower over , Wash hand basin, WC, Towel rail, large wall Mirror. Radiator



Utility Room (Wx1)
3.46m x 1.81m
11' 4" x 5' 11"

Linen cupboard, Ideal Boiler, *Beko* Washing Machine, *Hoover* tumble dryer. Radiator.



Second floor landing Built in storage.
2.98m x 1.31m
9'9" x 4' 03"

Master Bedroom (S x 2)
4.75m x 3.42m
15' 7" x 11" 02"

Large walk in wardrobe with shelved and hanging space. Stone fire place. Radiator.



Bedroom 2 (W x 1)
3.17m x 2.34m
10' 5" x 7' 8"

Built in wardrobe with shelved and hanging space. Radiator.



WC (E x 1)
1.30m x 1.27m
4' 3" x 4' 2"

WC, wash hand basin.

