



**22A STATION ROAD**  
ST MONANS, ANSTRUTHER

**Galbraith**



## 22A, STATION ROAD ST. MONANS, ANSTRUTHER

Modern first floor flat situated close to  
St. Monans harbour

Anstruther 3 miles ■ St Andrews 12 miles ■ Edinburgh 49 miles

- 1 reception room. 2 bedrooms
- Modernised property in walk-in condition
- Excellent location close to harbour front and local amenities
- Ideal as second home or main residence



**Galbraith**

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 **OnTheMarket**

## SITUATION

22a Station Road is in the heart of the East Neuk fishing village of St. Monans. In terms of local services and amenities the St. Monans area, along with nearby Anstruther and Pittenweem, provides for most day to day requirements with an excellent range of shops, restaurants and pubs as well as state primary and secondary schooling all nearby. About 12 miles to the north lies St. Andrews, the ancient and historic university town renowned worldwide as the "Home of Golf" and with the wonderful cosmopolitan selection of shops and facilities. Slightly further to the north-west lies the contrasting and bustling county market town of Cupar, with a full range of amenities and services to be found in the thriving city of Dundee to the north. Edinburgh is approximately forty nine miles to the south. Home to a wonderful array of wildlife, the delightful picture postcard coastline and countryside around St. Monans is perhaps some of the finest that Fife has to offer, making it the ideal setting for the outdoor enthusiast. There is easy access to a wide range of recreational pursuits including walking, cycling, riding, sailing and golf with many highly regarded courses within easy reach including Crail, Kingsbarns, Elie, Leven, Lundin Links and the many fine courses in and around St. Andrews. In terms of days out there are good sandy beaches at St. Andrews, Tentsmuir and Elie. The Fife coastal path runs through the village. There are railway stations in Leuchars, Markinch and Cupar with Edinburgh airport just over an hour from the property.

## DESCRIPTION

22a Station Road is a modern first floor flat offering lovely contemporary accommodation on one level extending to 65 sqm. The property is currently used as an Airbnb but can have a number of uses such as a second home or main residence. Stone steps lead to the main front and into a communal area giving access to the property. The sitting room has double aspect windows and leads into the kitchen which has an area for dining. The bathroom is fully tiled and has a shower over the bath and large obscure glass window. Bedroom 1 is a good sized double bedroom with double aspect windows and bedroom 2 is to the rear of the property. On street parking is available on Station Road.

## ACCOMMODATION

First Floor: Sitting room, dining kitchen, two bedrooms, bathroom.

Second floor: Bedroom, attic room



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
22a Station Road	Mains	Mains	Mains	Freehold	Gas central heating	Band A	Band C

## POST CODE

KY10 2BL

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

contracts.taxpayers.consented

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Items of furniture are available if required, by separate negotiation.

## VIEWINGS

Strictly by appointment with the Selling Agents.

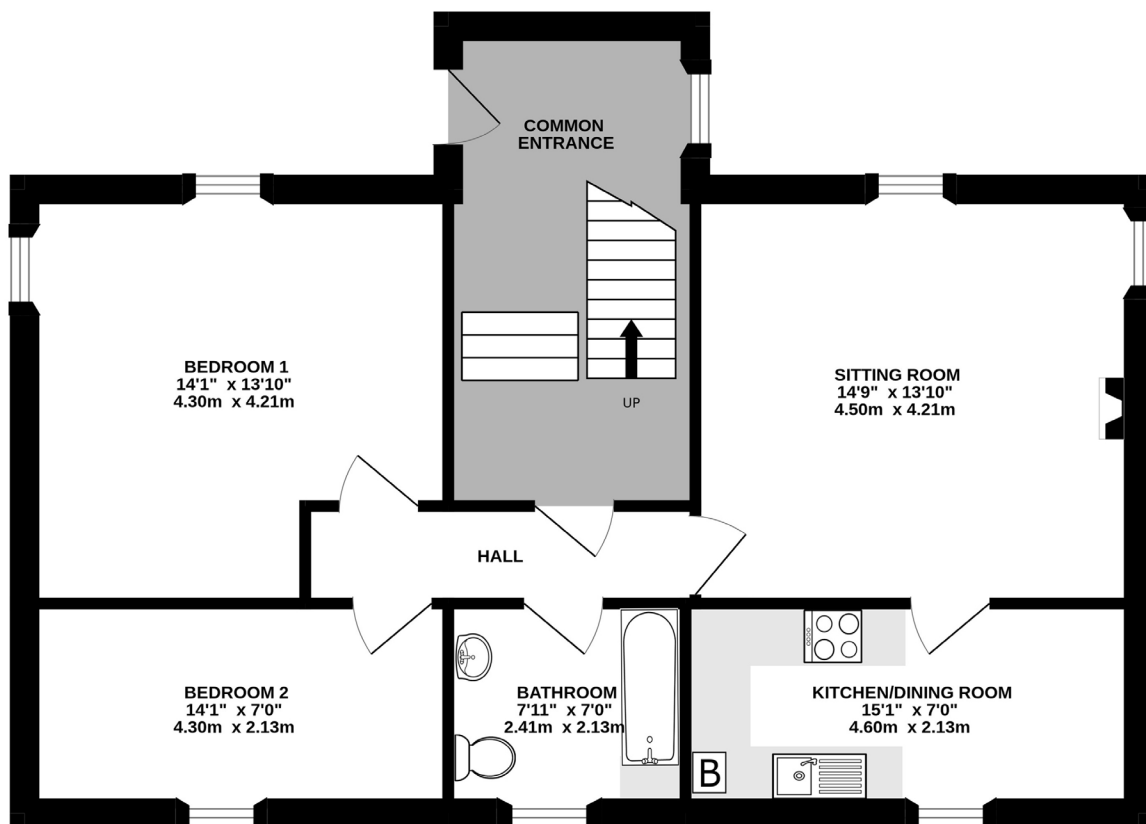
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered







TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) 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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### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in July 2023.



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