



41 Braehead, St. Monans, KY10 2AL

Offers Over £425,000

Well-presented 3 Bedroom 3 Reception Semi-Detached Villa on a SUBSTANTIAL PLOT with BREATHTAKING VIEWS across the Harbour and towards the Firth of Forth, just a short walk to the Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool. Ideal choice for a family seeking a relaxing lifestyle. Accommodation: Hall, living room, upper sitting room, dining room, breakfasting kitchen, laundry room, master bedroom with an ensuite shower room, 2 further double bedrooms, attic room and a bathroom. DG. GCH. Gardens. Summer house. Vast driveway for off street parking leading to a detached double garage, workshop and storage room. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

St Monans is a charming fishing village in the East Neuk of Fife. Located 12 miles south of St Andrews, it is the smallest in a string of delightful, old-fashioned fishing villages along the stretch of the Fife coast known as the East Neuk. With several cafés and restaurants its main industry is tourism, fishing and farming. Recreationally there is a harbour, beach and the Fife coastal path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife making this one of the most desirable places to live.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway through the vestibule with beautiful mosaic flooring. Cupboards provide shelving/hanging/storage space. Coving. Radiator. Carpeted.

## LIVING ROOM

23'4" x 13'10" (7.13m x 4.22m)

Bright living room with double-glazed window to the front providing a beautiful sea view towards the Firth of Forth. Gas fire set in a timber and marble surround. Timber staircase leads to the upper sitting room and 3rd bedroom. Stained glass transom windows provide decorative detail. Coving. 2 radiators. Carpeted. Stained glass timber door leading to the dining room.

## DINING ROOM

13'6" x 10'10" (4.14m x 3.32m)

Spacious dining room with sliding patio doors providing natural light and access to the rear patio. 2 radiators. Carpeted. Glazed timber door leads to the breakfasting kitchen.

## BREAKFASTING KITCHEN

13'6" x 9'10" (4.12m x 3.01m)

Good-sized breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula worktop provides a social breakfasting space with additional storage below. Double-glazed window to the side overlooking the patio. Radiator. Vinyl flooring. Glazed timber door leads to the laundry room.

## LAUNDRY ROOM

13'6" x 6'8" (4.14m x 2.04m)

Convenient laundry room comprises floor standing units with stainless steel sink and space for several freestanding appliances. Double-glazed

window to the rear. Radiator. Vinyl flooring. Hatch provides access to the roof space suitable for storage. UPVC door with opaque double-glazed inlets provides access to the garden.

## MASTER BEDROOM

16'1" x 13'8" (4.91m x 4.19m)

Bright double bedroom with double-glazed bay window to the front with a beautiful sea view towards the Firth of Forth. Fitted wardrobes provide shelving/hanging/storage space with fixed storage drawers. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

5'11" x 5'2" (1.82m x 1.60m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Vertical radiator. Cork tile flooring.

## BEDROOM 2

11'8" x 10'2" (3.56m x 3.12m)

Additional double bedroom with double-glazed window to the rear overlooking the patio and garden. Cornicing. Radiator. Carpeted.

## BATHROOM

10'1" x 7'1" (3.09m x 2.16m)

4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a pivot door and thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Cork tile flooring.

## UPPER SITTING ROOM

17'4" x 11'7" (5.30m x 3.55m)

Spacious sitting room with double-glazed bay window to the front with uninterrupted stunning views of St Monans Harbour and across the Firth of Forth towards the May Isle, Bass Rock and North Berwick Law. Cupboard houses the gas central heating condensing boiler with additional shelving/storage space. Radiator. Carpeted. Doorway to bedroom 3.

## BEDROOM 3

15'10" x 12'7" (4.85m x 3.84m)

Double bedroom with Velux windows to the rear and side with a sea view towards the Firth of Forth. Cupboards and open coomb space provides storage. Doorway to the attic room.

## ATTIC ROOM

14'0" x 8'11" (4.27m x 2.72m)

Fully lined and floored attic room with Velux window to the side with a sea view. Provision for light and power, ideal for use as a home office or craft/sewing room.

## GARDEN

To the front of the property is an area of lawn with a border containing established plants and shrubs. Gravel and mono bloc driveway to the side provides off street parking for several vehicles. The rear garden is low maintenance with areas of paving and a border containing an array of plants, shrubs and trees providing colour though out the year. Summer house and paved patio provides an ideal location for garden furniture to relax and enjoy recreation time in the sun and entertaining family and friends. Detached garage with storeroom and workshop to the rear.

## SUMMER HOUSE

7'7" x 7'7" (2.32m x 2.32m)

Timber summer house with double-glazed windows and double-glazed doors providing natural light, creating a sheltered space to enjoy time outdoors in all types of weather.

## GARAGE

19'11" x 19'11" (6.09m x 6.09m)

Spacious detached garage provides secure parking with ample space for additional storage. Provision for light and power with concrete flooring. Timber door leads to the storage room.

## STORAGE ROOM

11'8" x 10'7" (3.57m x 3.25m)

Good-sized room with potential for use as a home office. Provision for light with concrete flooring. Timber ladder provides access to overhead storage above the garage.

## WORKSHOP

10'7" x 7'11" (3.24m x 2.42m)

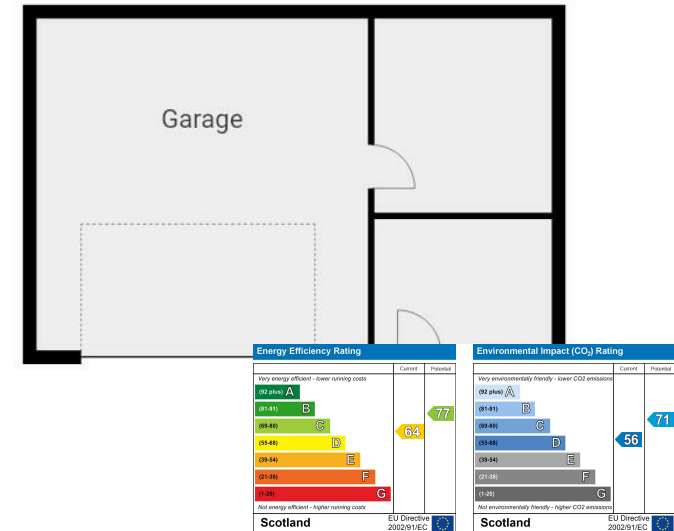
Bright workshop with window to the front providing a great space for working on DIY / craft projects. Provision for light and power with concrete flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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