



PLANNERS HOUSE

1 EAST SHORE, ST. MONANS, FIFE

An aerial photograph of a coastal town, Galbraith, featuring a harbor with several boats, a stone pier, and a dense cluster of buildings with red-tiled roofs. The town is situated on a rocky coastline with waves breaking against the shore. In the background, there are green fields and distant hills under a clear blue sky. A yellow callout box with a blue border is positioned in the upper right, containing the name 'Galbraith' in blue text. A thin blue vertical line extends from the bottom of the callout box down to the town.

Galbraith

PLANNERS HOUSE, 1 EAST SHORE, ST. MONANS, FIFE

Detached house in a lovely East Neuk harbour setting.

Anstruther 3 miles ■ Elie miles 2.5 miles ■ St Andrews 12 miles
Edinburgh 49 miles

Offers over £375,000

- 1 reception room. Kitchen/dining room. 4 bedrooms (1 en suite). Family Bathroom.
- Lovely home set back from historic harbour.
- Ideal second home or main residence.
- Private parking space to rear and second private parking space in adjacent walled yard.



Galbraith

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 OnTheMarket



SITUATION

Planners House is situated in a lovely harbour front situation in 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. The East Neuk now benefits from a recently opened railway station at Leven and Edinburgh Airport is just over an hour from the property.

St Monans appeared in the Daily Telegraph 'Britain's 30 best seaside villages' list, and boasts 2 award winning seafood restaurants, and is a short walk to the popular gastro shops at Ardross Farm shop and Bowhouse. As a seafood centre there are naturally excellent fish shops whose choice and freshness cannot be beaten.

The coastal path through Fife runs through St Monans between Elie and Pittenweem. On the route there are stunning beaches, and two tidal swimming pools.

DESCRIPTION

Planners House is an outstanding harbour front house constructed of rendered walls under a pitched pantile roof with crow step gables synonymous with East Neuk houses. The house is category B listed, dates from the 18th century and until the 1990s served as planning office for Millers Ship Yard, a legendary local boat constructor. Planners' House had a top-to-bottom refurbish in 1999 when it was converted into a residence. The architect was careful to retain features such as interior alcoves, which give a special charm to the rooms. Views across the Forth are unrivalled.

The house offers flexible accommodation set out over 3 levels extending to circa 110 sqm (1,186 sqft) and it is suitable as a second home or a main residence.

ACCOMMODATION

Ground floor: Hallway, reception room, kitchen/dining room, WC & large walk-in storage cupboard with connection for washing machine and space for a bike and outdoor gear.

First floor: Master bedroom with ensuite shower room and walk-in cupboard, bathroom, bedroom 2.

Attic floor: Landing, 2 bedrooms - both with stunning sea-views and sky-lights.



OUTSIDE

A narrow lane leads from East Shore to the rear of the property where there is a parking and bin storage area plus an additional parking space in the adjacent yard.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas	Band E	D	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Planners House is situated at 1 East Shore on the east side of St Monans Harbour.

POST CODE

KY10 2AR

WHAT3WORDS

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

///variously.things.accusing

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





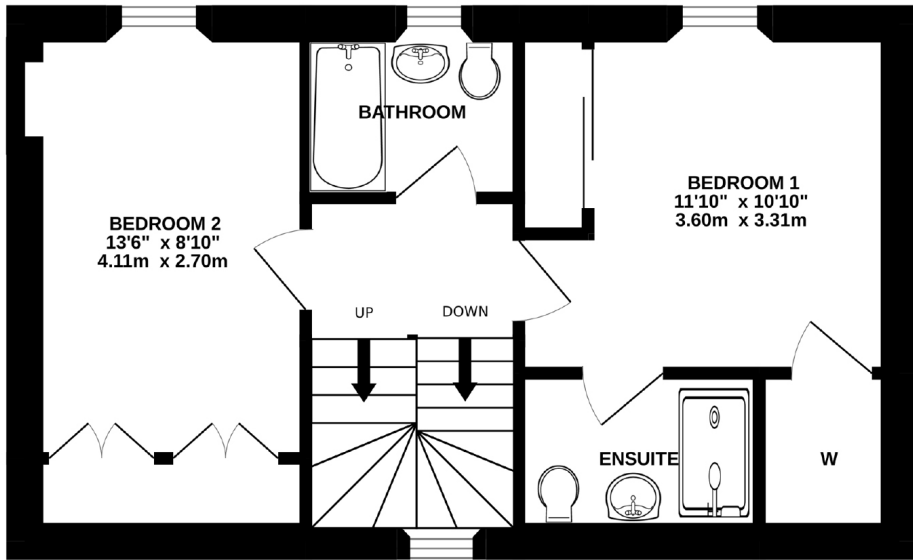




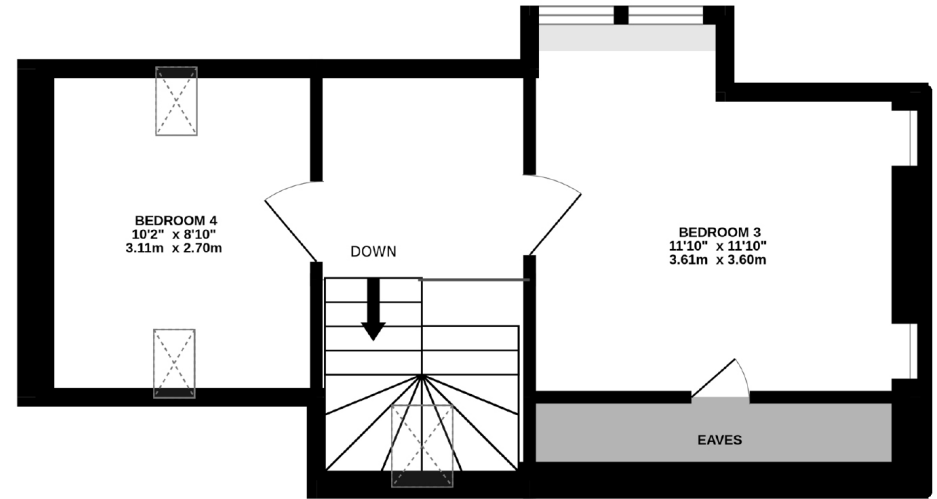




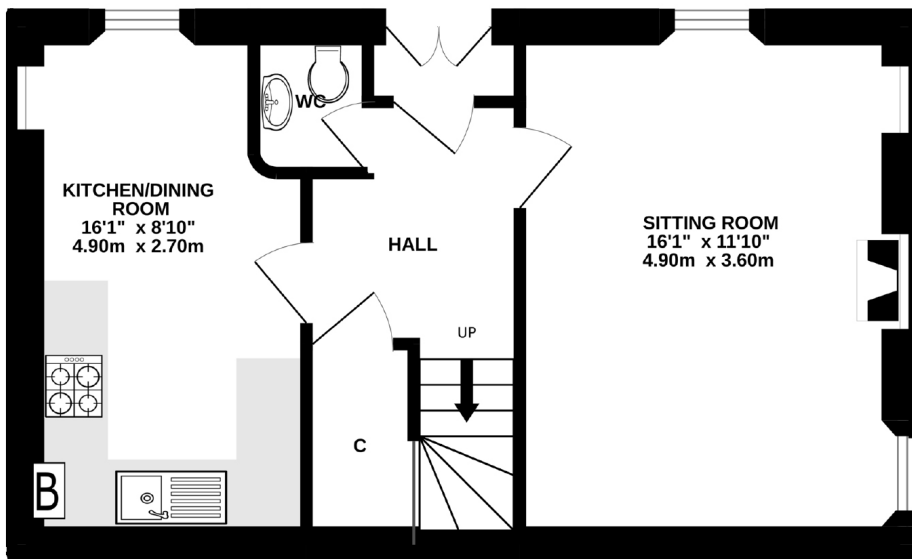
1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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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.

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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.



An aerial photograph of Galbraith, a coastal town in Scotland. The town is built on a hillside overlooking a harbor. The harbor is enclosed by a stone wall and a long pier extending into the sea. Several boats are docked at the pier. The water is a deep blue, and the sky is a clear, pale blue with some light clouds. In the background, there are green fields and rolling hills under a bright sky.

Galbraith

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