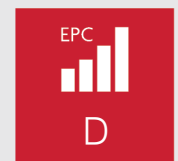
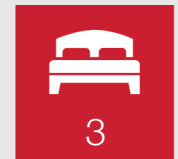
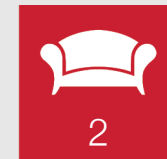




Thorntons 
The right way to move

7 Virgin Square, Saint Monans,

Anstruther, Fife, KY10 2AA





Nestled within the charming fishing village of St Monans, this impressive three-bedroom period home enjoys a superb coastal setting with lovely sea views and easy access to the harbour and shoreline. Beautifully combining traditional character with modern comforts, the property offers generous accommodation arranged over three floors, making it an ideal permanent residence, holiday home, or investment opportunity.

The property has been thoughtfully enhanced in recent years, with significant improvements, including new double-glazed windows, professionally completed damp remediation works with a guarantee, the modernisation of the heating system with a new boiler and radiators, and the installation of an electric vehicle charging point, ensuring peace of mind for future owners. These upgrades complement the home's period charm while providing greater comfort and efficiency for modern living. From the upper floors, attractive views towards the sea create a wonderful connection to the surrounding coastline, while the home's position places the harbour, Fife Coastal Path and waterfront just moments away.

Features

- Spacious period home set over three floors
- Entrance hall with stairwell
- Spacious living/dining room with a log burner
- Well-appointed kitchen and utility room
- Sunny dual-aspect sitting room with fireplace
- Principal bedroom with a sunny aspect, en-suite and wardrobe
- Two more sun-filled double bedrooms (one with storage)
- Bathroom with overhead shower
- Cloakroom and WC
- Private driveway parking
- Gas central heating and new double glazing



"The 3-bed home offers spacious, elegant living areas, a dual-aspect sitting room, and a well-appointed kitchen with a utility room."





Whether enjoying a morning walk along the shore, watching boats in the harbour, or exploring the neighbouring East Neuk villages, this is a property perfectly placed to embrace the area's renowned coastal lifestyle.

St Monans is one of the East Neuk's most picturesque and sought-after villages, celebrated for its historic harbour, strong sense of community, excellent local amenities and easy access to Anstruther, Pittenweem, Crail and Elie. The village offers a relaxed pace of life while remaining within comfortable reach of St Andrews, Dundee and Edinburgh, making it equally appealing as a full-time home or weekend retreat.

Internally, the accommodation is bright and welcoming throughout, featuring spacious reception rooms, a well-appointed kitchen with utility room, three generous double bedrooms and excellent storage. The property also benefits from private driveway parking for two vehicles, a particularly valuable and unusual feature in the harbour area.

Extras: All fitted floor and window coverings, integrated light fittings, and the integrated cooker are included in the sale.

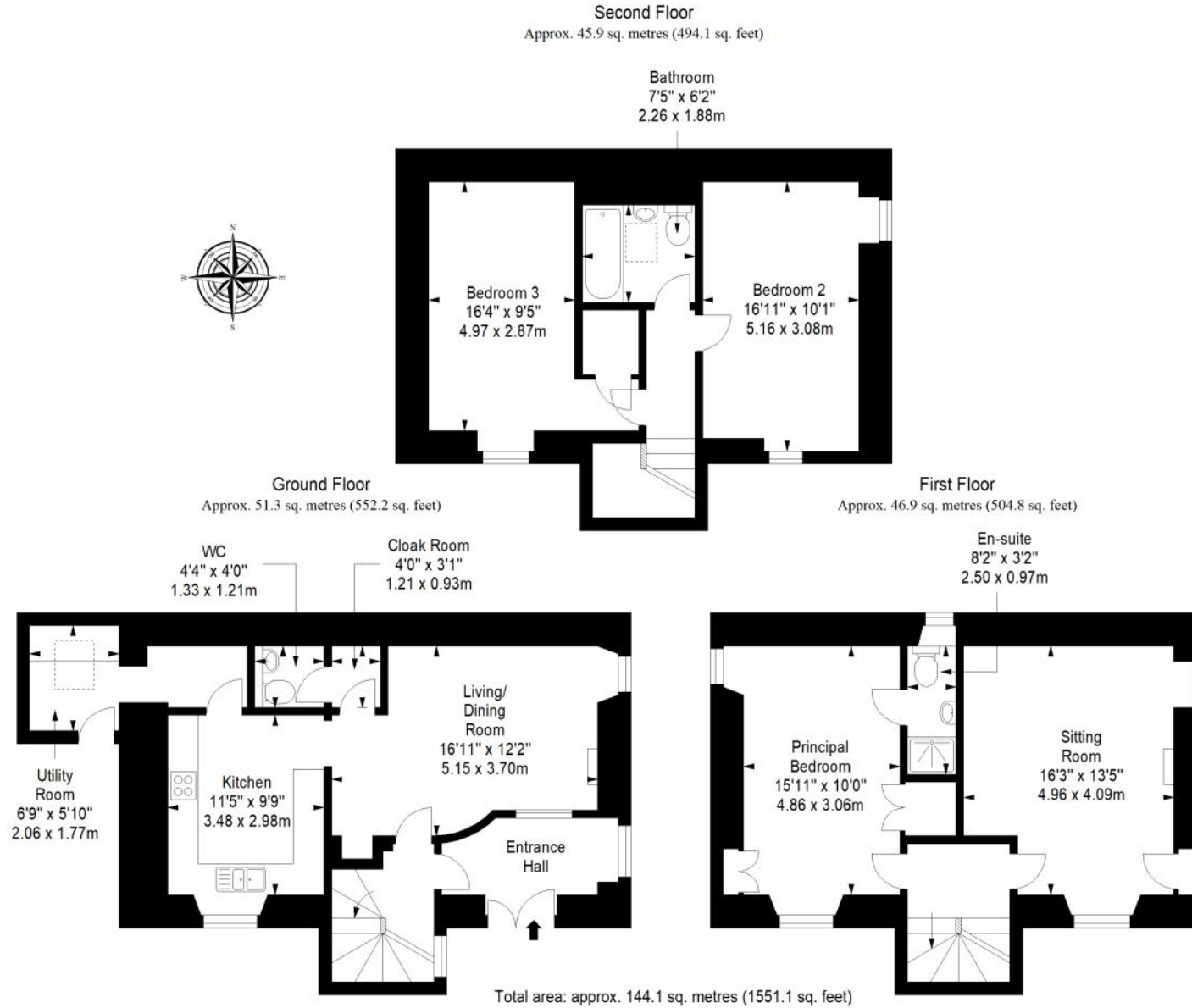




St Monans, Anstruther

Situated between Elie and Pittenweem in the East Neuk of Fife, lies St Monans, a friendly and traditional seaside village. It is one of the chain of attractive fishing villages that line the North shore of the Firth of Forth, with views to North Berwick, the Bass Rock, and the Isle of May. The area is renowned for its coastal walks and quiet, award-winning beaches, and the beautiful coastline provides an ideal setting for a variety of outdoor activities and water sports. St Monans itself offers good local amenities, including a Post Office, minimarkets, hairdressers, an award-winning seafood restaurant, and an abundance of fish merchants. The family-run Ardross Farm Shop nearby is a haven for food lovers, selling fresh local produce, and the popular village of Anstruther, with its famous fish and chip shop, is only 3 miles away. More extensive shopping can be found a short drive away at Glenrothes or Kirkcaldy. The village benefits from a local nursery and primary school, with secondary schooling available at nearby Waid Academy in Anstruther. For the golf enthusiast, there are a number of courses in the surrounding area and the famous course at St Andrews is only a 20-minute drive away. Lovely walks can be found at the historic Kellie Castle at Pittenweem which is surrounded by stunning Victorian gardens. Pittenweem also has an Arts festival taking place every August, showcasing hundreds of artists and attracting thousands of visitors from all over the country.

Floorplan





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