



8 HOPE PLACE

ST. MONANS, ANSTRUTHER, FIFE



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Beautifully renovated townhouse situated in a lovely
East Neuk village

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

Offers over £385,000

- 2 reception rooms. Kitchen/sitting room. 5 bedrooms. 2 bathrooms.
- Garden with sheltered terrace.
- Parking available on street.
- Ideal second home or main residence.
- Lovely setting looking out over public ground.

Galbraith

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SITUATION

8 Hope Place is situated in a lovely location close to St Monan's harbour in the heart of Fife's sought-after and picturesque East Neuk. 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, pubs as well as state primary and secondary schooling all nearby. The property looks out over the adjacent tennis courts. About 12 miles to the north lies St. Andrews, the ancient and historic university town renowned worldwide as the "Home of Golf" and with a 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 city of Dundee to the north over the Tay bridge. Edinburgh is approximately 47 miles to the south.

Home to a wonderful array of wildlife, the delightful picture postcard countryside and coastline around the St Monans area 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 where the Old Course regularly hosts The Open Championship, which next returns in 2027. 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 Ladybank, Leven, Leuchars, Markinch and Cupar with Edinburgh airport just over an hour from the property. The regional airport at Dundee offers a good range of short haul flights. Good state primary and secondary schooling is available locally with highly regarded independent schooling being provided at St. Leonards in St. Andrews.



DESCRIPTION

8 Hope Place is a handsome townhouse offering accommodation over three levels extending to 192 sqm. The property has been significantly upgraded since the current owners purchase in 2021, which included the replacement of all the windows and external doors and repainting the east facing façade. In addition, the kitchen has been greatly improved with new units, lighting and flooring along with new glazed double doors opening out to a lovely garden terrace. The WC on the ground floor has also been replaced in addition to the family bathroom on the first floor. A new wood burning stove has been installed in the living room, creating a lovely feature and focal point for the room. The are newly fitted carpets on the first-floor bedrooms as well as the living room and staircase.

ACCOMMODATION

Ground Floor: Hall, dining room, kitchen/sitting room, wc, utility room with door to home office space.

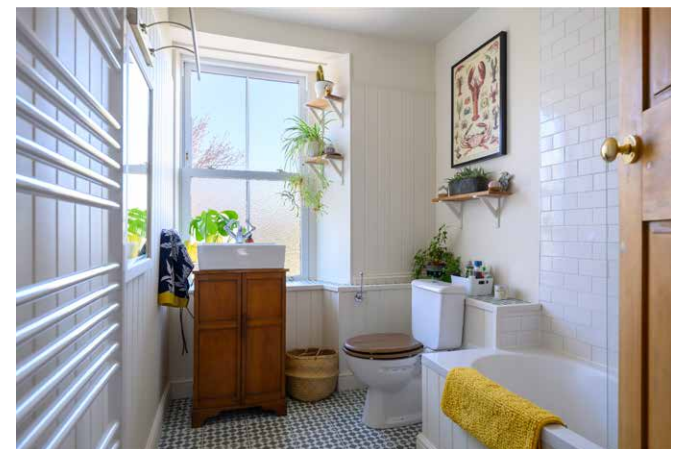
First Floor: 3 bedrooms. Bathroom.

Second Floor: 2 bedrooms. Shower room.

GARDEN

8 Hope Place is set back from the pavement with a small area of garden bordered by hedging and estate fencing and a path leading up to the front door. The garden is lined with cherry blossoms in the Spring. To the rear is a lovely garden that can be approached from the utility room or from the kitchen. Parking is available on street.





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	C	FTTP/FTTC	Yes

FLOOD RISK

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

POST CODE

KY10 2DJ

WHAT3WORDS

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

hologram.long.jelly

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The white goods are included in the sale. The curtains, 2 wardrobes in bedrooms and blue chair in room with home office space.

VIEWINGS

Strictly by appointment with the Selling Agents.

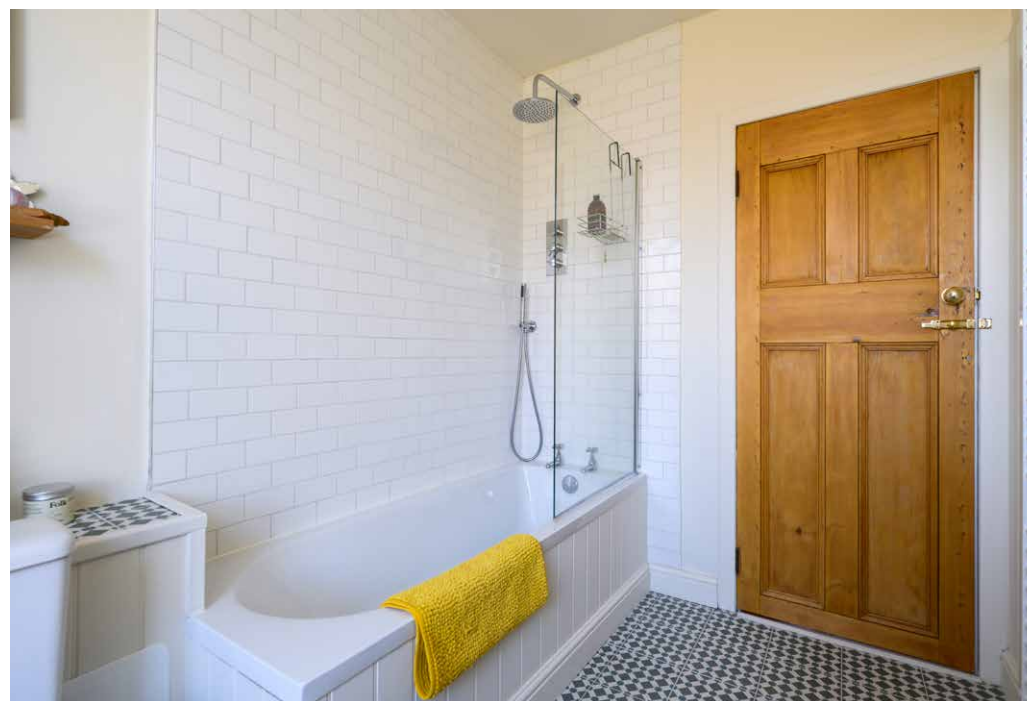
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

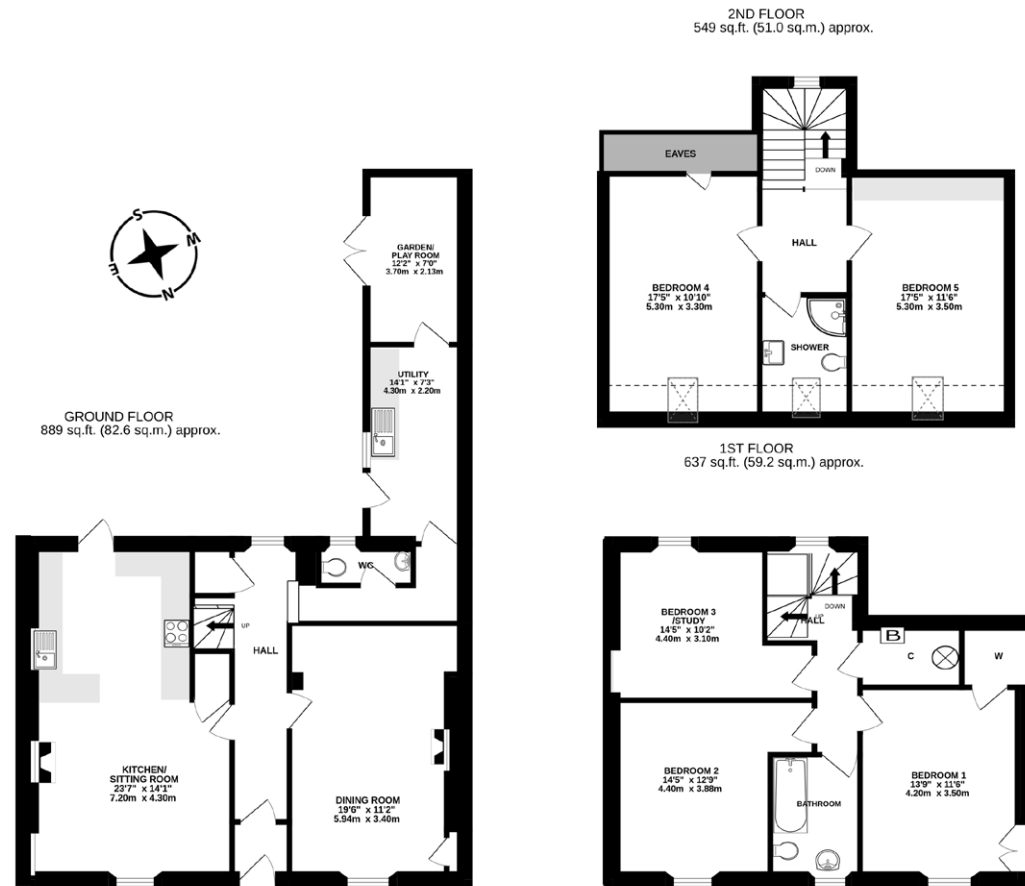
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.









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. 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 April 2025.





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