



**The Cottage, 5a Braehead, St Monans, KY10 2AW**  
Offers Over £220,000







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**OFFERS OVER**  
**£220,000**

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The Cottage, 5a Braehead is a charming, traditional, detached cottage situated within the popular coastal village of St Monans. The property enjoys uninterrupted sea views and benefits from off street parking. The cottage is conveniently placed for access to the local amenities, which include shopping, café, harbour and tidal pool. Further excellent facilities can be found in nearby Elie, Anstruther and Crail whilst St Andrews is located within 12 miles.

The bright accommodation is formed over one level comprising: entrance vestibule with two built-in cupboards, open plan lounge / kitchen, master bedroom, study (currently used as a second bedroom), conservatory, shower-room, utility area and WC / cloaks. The lounge enjoys sea views and has large velux windows providing excellent light to the room. The kitchen area has a slot-in cooker, integrated dishwasher and fridge, and floor and wall mounted units with complementary work surfaces and breakfast bar. The study / bedroom has a velux window whilst the good-sized master bedroom has built-in mirrored wardrobes and French doors that lead

through to the conservatory. The conservatory offers access to both the utility area and WC and overlooks the rear garden. The shower room comprises: W.C., wash-basin set in a vanity unit, large shower enclosure and attractive dark, marbled wet wall on all walls.

The property benefits from gas-fired central heating and double glazing.

Externally there is off-street parking via a driveway for one car. The large enclosed garden to the rear has a patio seating area, is laid with crazy paving and has a shed, which shall be included in the marketing price.

Rollos recommend an early inspection to appreciate the location and accommodation on offer.







- Detached bungalow
- Open plan lounge / kitchen
- Conservatory
- Double bedroom
- Study / Bedroom
- Shower room
- Utility area & W.C
- GFCH & DG
- Gardens to front & rear
- Driveway

### **INCLUDED**

All integrated kitchen appliances and garden shed will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND C**

**EPC RATING: D**

**FLOOR AREA: 516.67 SQ FT**













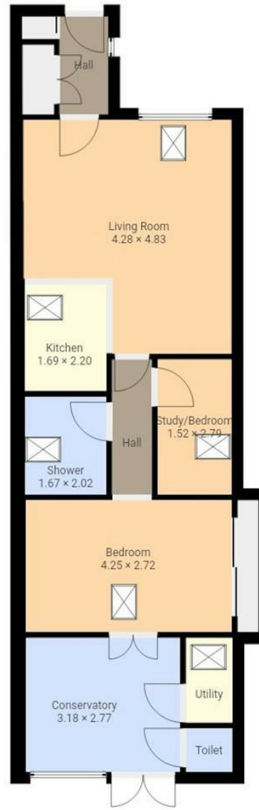
## Room Sizes

*Approximate measurements*

Lounge	14'0" x 15'10"
Kitchen	5'6" x 7'2"
Conservatory	10'5" x 9'1"
Master Bedroom	13'11" x 8'11"
Study / Bedroom	4'11" x 9'1"
Shower Room	5'5" x 6'7"







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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.