



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Pathhead Nurseries

ST MONANS, ANSTRUTHER, FIFE, KY10 2DQ



The Business

McEwan Fraser Legal are delighted to present to the market a genuinely unique opportunity to purchase a turnkey business "Pathhead Nurseries" a thriving and highly successful nursery and growers & dog boarding business situated on the outskirts of St Monan. Sitting on approximately 7 acres of land in the sought-after area on the Fife coast, it enjoys an abundant catchment area and couldn't be better located only a few miles from St Andrews.

As well as the established nursery and growers, and dog boarding, situated within the seven-acre plot is an extensive, four/five-bedroom self-build, this beautiful, detached villa which is currently used as owners accommodation sits on the cliff edge with panoramic views across the Firth of Forth. The property is accessed via a long driveway and offers the perfect blend of elegance, comfort, and modern amenities.



The Property

As you step through the grand entrance, you are greeted by an open-concept living space. The newly fitted kitchen is a chef's paradise, fully equipped with high-end appliances, including a hob, double oven, and a large island with seating for casual dining, a very handy utility room keeps the kitchen clutter-free. A small snug and reading room is located on the ground floor as well as a well-equipped shower room. The lounge is a good size with a large window flooding the room with natural light and enjoying those stunning views far beyond.

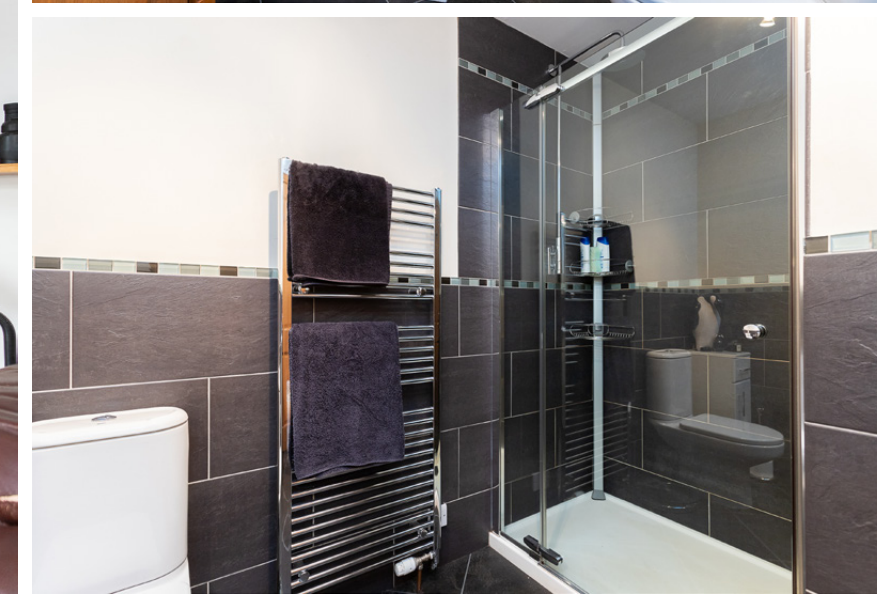




The Lounge



Kitchen/Diner



Snug, Shower Room & Utility

Moving upstairs, the villa features four large bedrooms. The master offers a newly fitted integrated storage and a stunning new bathroom. The property provides ample storage throughout.





Bedrooms 2,3,4 & En-Suite



The Bathroom



**Approximate Dimensions
(Taken from the widest point)**

Ground Floor

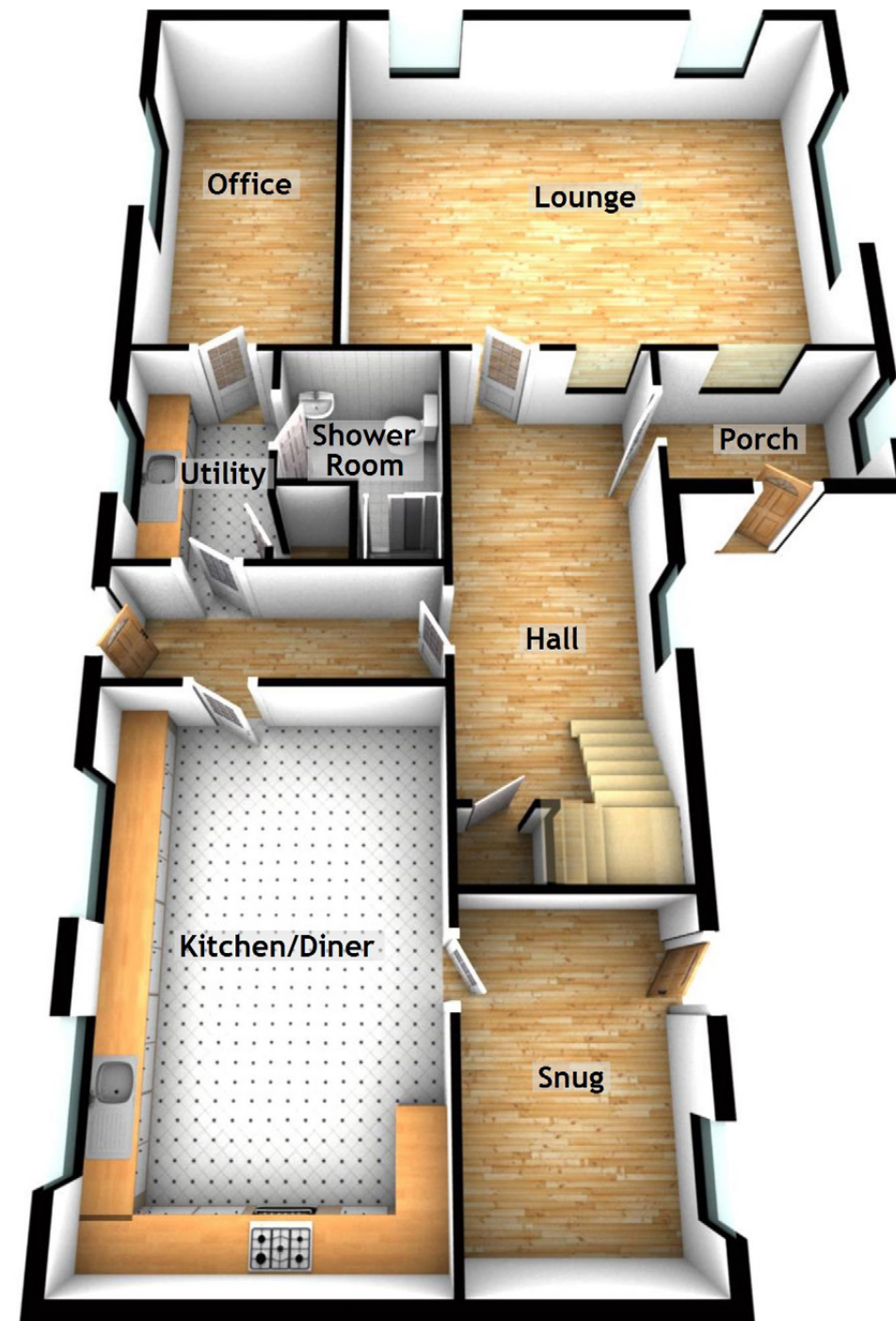
Lounge	6.40m (21') x 5.10m (16'9")
Kitchen/Diner	5.80m (19') x 3.70m (12'2")
Utility	2.70m (8'10") x 1.70m (5'7")
Office	5.10m (16'9") x 2.40m (7'11")
Snug	3.60m (11'10") x 2.40m (7'10")
Shower Room	2.70m (8'10") x 1.90m (6'3")

First Floor

Bedroom 1	5.05m (16'7") x 3.50m (11'6")
Bedroom 2	5.10m (16'9") x 3.60m (11'10")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")
Bedroom 4	4.40m (14'5") x 2.70m (8'10")
Bathroom	3.70m (12'2") x 2.30m (7'6")
En-suite	3.00m (9'10") x 2.20m (7'3")

Tenure: Freehold.

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.





The Kennels



The Business

The kennels have become the 'go to' within the area for dog boarding and also offer doggy daycare. The kennels have an opportunity to expand to offer more space for this thriving part of the business. They run at an average of 95% capacity throughout the year. There is most definitely a demand to add another block of kennels, as well as the space - this is something a buyer should certainly consider.

The kennels are split into 2 sections and are accessed separately, the kennels are accessed through a spacious reception area and larder. Here you will find washing machines, an area to prepare food, as well as powerpoints. The kennels themselves are the first of their kind in Scotland and feature Kingspan Insulation between two metal sheets keeping them warm and making them very easy to clean.

Finally, there is a large storage unit which is ideal for keeping all the materials that are required for the running of the business.



The Nurseries

Pathhead Nurseries has been trading with the current owners for over 50 years. Trading throughout the year and enjoying an established repeat client base. The nurseries are the main stream of revenue and is open all year round selling all kinds of plants. The business offers several greenhouses for all-year growth.







St. Monans Harbour

The Location

Situated in the popular East Neuk of Fife between Elie and Pittenweem, St Monans is a beautiful Fife coastal village. The historic fishing village is full of charm and maintains the atmosphere of a close-knit fishing community that is reflected in properties situated behind the harbour. The village boasts a local primary school, nursery, a selection of parks, churches and local shops, along with a bowling green, hotel and restaurants.

It has a picturesque harbour and beach. Secondary schooling can be found at nearby Waid Academy in Anstruther and places at this school are sought after with many families choosing to travel for miles to have their children taught at this school. The former burgh rests on a hill overlooking the Firth of Forth, with views to North Berwick, the Bass Rock and the Isle of May.

Located just over twelve miles South of St Andrews, St Monans is the smallest of the East Neuk fishing ports. Here you'll find an attractive village with many charming 17th and 18th century pantiled houses that crowd the harbourside. St Monans lies directly on the Fife Coastal Path, so is very popular with walkers. The remains of Newark Castle, with its circular beehive dovecot are further along the coastal path to the West of the village.



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