



6 St. Abbs Crescent, Pittenweem, KY10 2LT

Offers Over £230,000





Well-presented 3 Bedroom Mid-Terrace Villa **READY TO MOVE IN** with **POTENTIAL TO DEVELOP** further, located a short walk from the Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool. Close to local amenities with shops, pharmacy and cafes with additional amenities provided in Anstruther including the Secondary School. Accommodation: Hall, living room, dining kitchen, W.C, 3 double bedrooms, shower room and attic room (potential for a master bedroom suite). DG. GCH. Gardens. Driveway and a workshop/outbuilding. **PERSONAL PROPERTY TOUR** and **LOCATION TOUR** available online.



## LOCATION

Pittenweem is one of the most popular coastal villages within the sought-after area of East Neuk and annual host to the Arts Festival. Locally it has a harbour, beach, selection of churches, doctor's surgery, post office, convenience store, a petrol station, antique and craft shops, art galleries and parks. Recreationally as well as the harbour and beach there is a golf course and the Fife coastal path for walking and running as well as excellent B roads for cycling and tracks for mountain biking. Education is provided by the local primary school and Waid Academy which is one of the top-performing secondary schools in Fife. Additionally located 11 miles from St Andrews, the Home of Golf making this one of the most desirable places to live.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the hallway through the vestibule. Carpeted stairway with double-glazed window to the rear leads to the upper landing. Cupboard and fitted furniture provides shelving/storage space. Radiator. Carpeted.

## LIVING ROOM

14'9" x 14'0" (4.50m x 4.28m)

Bright living room with double-glazed window to the front. Feature gas fire set in a marble surround with fitted furniture to both sides providing space for entertainment equipment and display/storage space. Coving. Radiator. Carpeted. Doorway to the breakfasting kitchen.

## DINING KITCHEN

15'1" x 8'11" (4.61m x 2.74m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob, extractor fan above with an oven below, dishwasher and fridge/freezer. Ample space for dining

furniture. Cupboard provides shelving/storage space. Radiator. Tiled flooring. Doorway leads to a W.C. and rear garden.

## W.C

4'3" x 2'7" (1.32m x 0.79m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the rear. Fully tiled. Tiled flooring.

## UPPER LANDING

Carpeted stairs lead to the attic room via a bright stairway with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Carpeted.

## BEDROOM 1

12'10" x 9'0" (3.92m x 2.75m)

Double bedroom with double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

11'10" x 11'4" (3.62m x 3.46m)

Additional double bedroom with double-glazed window to the front. Fitted wardrobes provide shelving/hanging/storage space with a fitted vanity area and drawer storage. Radiator. Carpeted.

## BEDROOM 3

12'6" x 8'3" (3.82m x 2.53m)

Further double bedroom with double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## SHOWER ROOM

7'4" x 6'6" (2.25m x 2.00m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and thermostatic control shower. Opaque double-glazed window to the rear. Filly tiled. Vertical radiator. Tiled flooring.

## ATTIC ROOM

21'7" x 13'11" (6.58m x 4.26m)

Good-sized attic room with 2 Velux windows to the rear, with potential for further development subject to the necessary consents being granted.

## GARDEN

To the front of the property is a low maintenance paved driveway providing off street parking with border containing plants and shrubs. Metal gate to the side of the property allows access to the rear garden via shared pend which has a external storage cupboard. The rear garden is low maintenance laid with paving and areas of gravel providing an ideal spot for garden furniture to relax and enjoy recreation time in the sun. Borders contain established plants and shrubs.

## WORKSHOP

8'10" x 8'7" (2.71m x 2.64m)

Outbuilding currently utilised as a workshop with fixed work bench and provision for power and light.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.



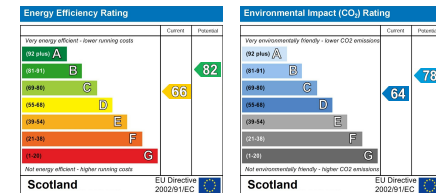








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