



**13 Priory Court, Pittenweem, KY10 2LJ**

**Offers Over £170,000**





IDYLLIC 1 Bedroom Semi-Detached Cottage finished to a HIGH STANDARD with POTENTIAL TO DEVELOP FURTHER. A short walk from the Fife Coastal Path, Beach and Harbour. Accommodation: Hall, sitting room, double bedroom, kitchen, utility cupboard and bathroom. DG. GCH. Landscaped garden. On street residential parking. PERSONAL PROPERTY 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.

## HALL

Access is via a UPVC double-glazed door. Access to attic through hatch, which has potential to develop further subject to the necessary permissions being granted. Doorway provides access to a cupboard with hanging/shelved storage space. Radiator. Solid wood floor.

## UTILITY CUPBOARD

6'9" x 2'7" (2.07m x 0.79m)

Utility cupboard provides shelved and hanging storage. Houses the wall mounted gas fired central heating system. Vinyl flooring.

## SITTING ROOM

13'5" x 10'9" (4.09m x 3.30m)

Spacious and bright with double-glazed windows to the side and rear. Ample space for breakfasting table. Radiator. Solid wood floor.

## KITCHEN

12'11" x 6'10" (3.96m x 2.09m)

Bright stainless steel style kitchen comprising: Floor standing units with stainless steel worktops. Integrated electric hob, oven below and extractor fan above. Double-glazed window to the rear. Radiator. Vinyl flooring. Timber door provides access to the rear path leading to the community area.

## BEDROOM

11'6" x 10'1" (3.52m x 3.09m)

Good sized double bedroom with double-glazed window to the front. Radiator. Solid wood floor.

## BATHROOM

6'10" x 5'10" (2.09m x 1.79m )

3-piece suite comprising: W.C, wash hand basin and bath with electric shower and shower screen above. Double-glazed opaque window to the front. Partially tiled. Radiator. Vinyl flooring.

## GARDENS

Accessed through a timber gate to the side, there is a beautiful low maintenance stone chipped garden which is the ideal area to enjoy recreation time in the sun. Established plants and shrubs border the timber fence. Shed provides outdoor storage. Further access out to the rear via the timber gate provides direct access to sea views and harbour walks.

## AGENTS NOTE

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





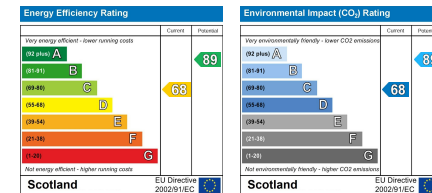








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