



**Kirkclatch House 24 Milton Place, Pittenweem, Anstruther, KY10 2LS**

**Offers Over £375,000**



Spacious 4 Bedroom 4 Reception Detached Period Property with some ORIGINAL FEATURES and OFF-STREET PARKING located in an IDYLLIC COASTAL VILLAGE, a short walk from Pittenweem High Street with Cafes/Shops and the Anstruther Golf Course, Fife Coastal Path, Harbour, Beach and Open Water Tidal Pool. Accommodation: Hall, living room, sitting room, dining room, kitchen, bar room, laundry, 2 walk-in storage rooms, W.C, 3 double bedrooms, good-sized single bedroom and a bathroom. Partial DG. GCH. Garden. GARAGE. 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.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via the vestibule with a beautiful, tiled floor leading into the lower hallway. Carpeted stairs with double-glazed window to the rear and timber balustrade leading to the upper landing. Cupboard provides storage space. Cornicing. Radiator. Carpeted.

## LIVING ROOM

15'10" x 11'9" (4.84m x 3.60m)

Bright living room with double-glazed bay window to the front. Feature fireplace with an electric fire set in a stone surround with a timber mantle. Alcove provides shelving/storage space. Cornicing. Radiator. Carpeted.

## BAR ROOM

11'10" x 11'8" (3.61m x 3.57m)

Good sized multi-purpose reception room with a custom-built bar and ample space for furniture. Cornicing. Radiator. Vinyl flooring. Timber door leads to the inner hall. Opaque double-glazed UPVC door provides access to the side of the property leading to the rear garden.

## INNER HALL

Provides access to the W.C and laundry, timber door leads to the garden. Cupboard provides storage space. Vinyl flooring.

## W.C

3'10" x 2'11" (1.19m x 0.90m)

1-piece W.C with opaque window to the side. Vinyl flooring.

## LAUNDRY

11'3" x 9'7" (3.45m x 2.93m)

Convenient laundry room with space for several freestanding appliances with wall mounted cupboards providing storage. Wall mounted gas central heating condensing combi boiler. Double-glazed windows to the side. Doorway to the 1st storage room

## 1st STORAGE ROOM

11'5" x 4'5" (3.48m x 1.35m)

Good-sized walk-in storage room with provision for light. Timber door leads to the 2nd storage room.

## 2nd STORAGE ROOM

11'10" x 7'2" (3.62m x 2.19m)

Additional storage room with timber door leading to the garage with provision for light.

## SITTING ROOM

16'11" x 12'10" (5.17m x 3.93m)

Spacious sitting room with double-glazed bay window to the front. Feature fireplace with a gas fire set in a timber surround. Alcove provides display/shelving/storage space. Cornicing. Radiator. Laminate flooring. Sliding timber glazed doors lead to the dining room.

## DINING ROOM

11'3" x 10'9" (3.45m x 3.28m)

Bright dining room open plan to the kitchen with double-glazed window to the side. Cornicing. Picture rail. Radiator. Laminate flooring. Steps lead down into the kitchen.

## KITCHEN

17'0" x 8'9" (5.19m x 2.68m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, extractor fan above, eye level ovens, dishwasher and fridge/freezer. Double-glazed windows to the side and rear. UPVC door leads to the garage and garden. Radiator. Tiled flooring.

## UPPER LANDING

Bright and spacious landing with cupboard providing storage space with access hatch to the attic suitable for storage. Cornicing. Dado rail. Carpeted.

## BEDROOM 1

11'5" x 10'7" (3.49m x 3.23m)

Good-sized double bedroom with double-glazed window to the rear. Shelved alcove provides display/storage space. Cornicing. Picture rail. Radiator. Laminate flooring.

## BEDROOM 2

13'5" x 11'5" (4.11m x 3.49m)

Additional double bedroom with double-glazed window to the front. Shelved alcove provides display/storage space. Cornicing. Picture rail. Radiator. Carpeted.

## BEDROOM 3

8'10" x 7'9" (2.70m x 2.38m)

Good-sized single bedroom ideal for use as a home office with double-glazed window to the front. Picture rail. Radiator. Laminate flooring.

## BEDROOM 4

12'7" x 11'11" (3.86m x 3.64m)

Further double bedroom with double-glazed window to the front. Shelved alcove provides display/storage space. Cornicing. Radiator. Carpeted.

## BATHROOM

11'11" x 7'6" (3.65m x 2.31m)

4-piece suite comprising: W.C, wash hand basin, corner bath and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Partially wet walled. Vertical radiator. Vinyl flooring.

## GARDEN

To the front of the property is a low maintenance garden laid with textured concrete and borders perfect for bedding plants. The side of the property has a paved area providing off street parking and access to the garage. To the rear of the property is a mainly south facing garden with shrubs and is enclosed within a timber fence surround. A paved patio provides the perfect BBQ spot to enjoy entertaining family and friends in the sun.

## SUMMER HOUSE

9'0" x 9'0" (2.75m x 2.75m)

Timber summer house provides a sheltered location ideal for spending recreation time outdoors all year round.

## GARAGE

22'3" x 12'0" (6.79m x 3.67m)

Spacious garage provides secure parking accessed via an electric roller door with timber door leading into the property via the 2nd storage room. Ample additional storage space with provision for light and power with concrete flooring.

## AGENTS NOTES

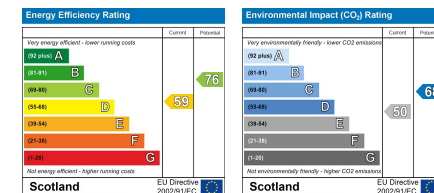
Please note that all room sizes are measured approximate to widest points.







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