



1 High Street, Pitlessie, Cupar, KY15 7ST
Offers Over £150,000



Spacious 2 Bedroom Semi-Detached Villa with an enclosed rear garden and POTENTIAL TO ADD VALUE with COUNTRYSIDE VIEWS. Located in an IDYLLIC VILLAGE with Primary School and Cupar approx. 4 miles away providing local amenities including Secondary School, shops, cafes and health / leisure facilities. Great Commuter Links via the A914 and A92 with Ladybank Train Station approx. 3 miles. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. OCH. Gardens. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Pitlessie has an approximate population of 300 with a local primary school, a public house with restaurant that has several 5-star reviews on Trip Advisor and a real community feel. The surrounding countryside provides the perfect location to enjoy leisurely walks and sports. Shopping facilities and local amenities can be found in Ladybank or Cupar just a short drive away and both have mainline railway stations which service the Perth and the Aberdeen/Dundee to Edinburgh links. Bell Baxter in Cupar is the main secondary school for the area which has a sterling reputation for quality education.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Laminate flooring.

LIVING ROOM

20'4" x 11'10" (6.21m x 3.61m)

Bright living room with double-glazed windows to the front and rear. Feature electric fire set in a stone and timber surround with fitted display/storage space. Coving. 2 radiators. Carpeted.

KITCHEN

10'11" x 8'2" (3.34m x 2.51m)

Galley style fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances. Floor standing oil central heating boiler. Radiator. Laminate flooring. Opaque double-glazed door leads to the rear garden.

UPPER LANDING

Hatch provides access to the roof space. 2 cupboards provide ample shelving/storage space. Carpeted.

BEDROOM 1

12'2" x 11'4" (3.73m x 3.46m)

Spacious double bedroom with a double-glazed window to the front. Wall to wall fitted wardrobes provide shelving/hanging/storage space. Walk-in cupboard with a double-glazed window to the front provides shelving/storage space. Coving. Radiator. Carpeted.

BEDROOM 2

12'4" x 8'10" (3.78m x 2.71m)

Additional double bedroom with a double-glazed window to the rear with a pleasant outlook towards the Lomond Hills. Coving. Radiator. Carpeted.

BATHROOM

6'4" x 5'7" (1.94m x 1.72m)

3-piece suite comprising: W.C, wash hand basin and a bath with folding screen and an electric shower unit above. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl tile flooring.

GARDEN

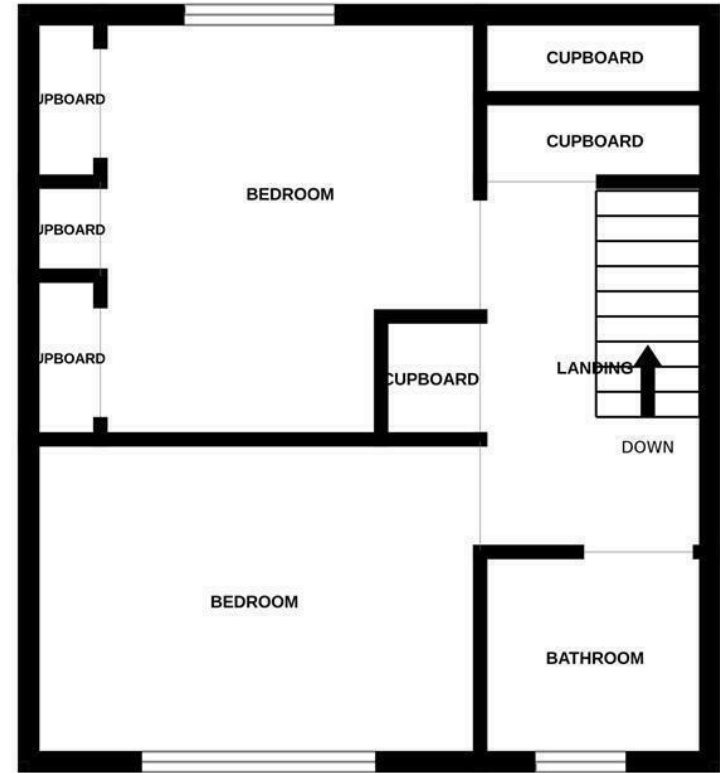
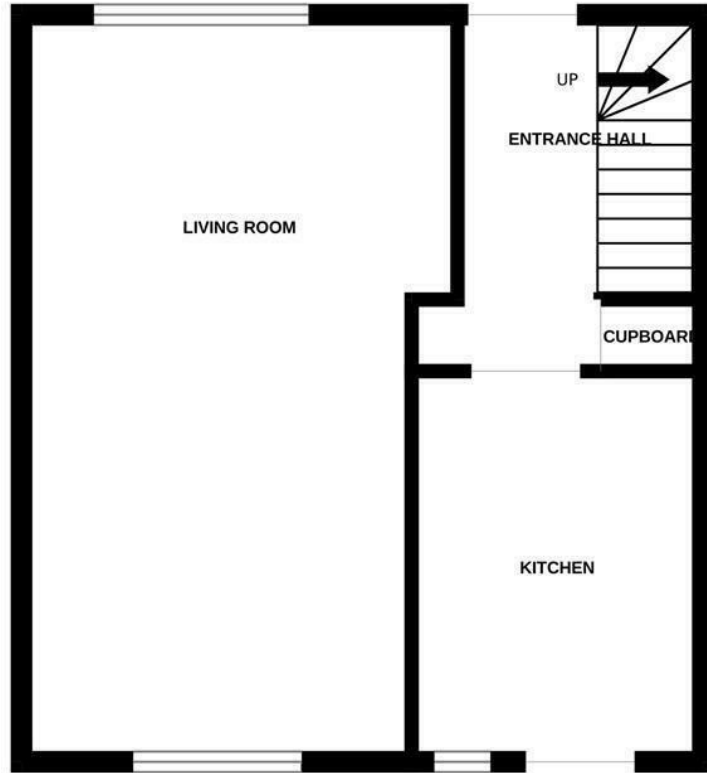
To the front of the property is an elevated low maintenance garden with established plants and shrubs, a timber gate to the side leads to the rear garden. The rear garden is enclosed within a timber fence and stone walled surround. The garden has an area of lawn and borders containing an array of plants and shrubs. A paved patio provides an ideal location for garden furniture to relax in the sun. Timber shed provides storage space. Oil tank located in the rear garden.

AGENTS NOTES

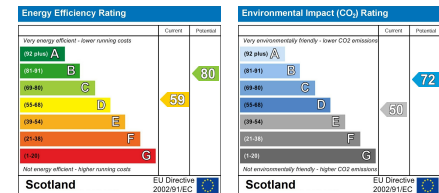
Please note that all room sizes are measured approximate to widest points.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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