



Fife Properties  
FOR SALE  
01334 834 321

**3 St. Abbs Crescent, Pittenweem, Anstruther, KY10 2LT**  
**Offers Over £190,000**



SPACIOUS 3 Bedroom 2 Reception Semi Detached Villa on a GOOD-SIZED PLOT with POTENTIAL TO DEVELOP further, located within 100m of the Fife Coastal Path and a short walk to the Harbour, Beach and Open Water Tidal Pool. Local amenities including pharmacy, shops, cafes with further amenities nearby in Anstruther. Accommodation: Hall, living room, dining room, kitchen, 3 double bedrooms, bathroom and an attic room. DG. GCH. Gardens. Driveway. 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 a UPVC door with an opaque double-glazed inlet leading into the hallway through a spacious vestibule with space for storage. Alcove provides display/storage space with a cupboard below. Carpeted.

## LIVING ROOM

15'6" x 10'9" (4.73m x 3.29m)

Bright living room with a double-glazed window to the front. Electric fire set in a stone and timber surround with shelved alcoves providing display/storage space. Radiator. Carpeted.

## BEDROOM 1

12'5" x 12'1" (3.80m x 3.70m)

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

## BEDROOM 2

11'4" x 10'9" (3.47m x 3.28m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/storage space. Radiator. Carpeted.

## BATHROOM

7'8" x 4'10" (2.36m x 1.49m)

3-piece suite comprising: W.C, wash hand basin and a bath with fixed curtain rail and an electric shower unit above. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring.

## DINING ROOM

12'8" x 8'6" (3.87m x 2.61m)

Good-sized dining room with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/storage space. Radiator. Carpeted. Archway leads to the kitchen.

## KITCHEN

12'8" x 11'3" (3.87m x 3.43m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with an extractor fan above and oven below. Cupboard provides shelving/storage space. Double-glazed window to the side. Radiator. Vinyl flooring. Doorways to the sunroom and the stairway leading to bedroom 3 and 2 attic areas.

## SUNROOM

10'6" x 4'7" (3.21m x 1.41m)

Bright sunroom with Wall to wall double-glazed windows overlooking the rear garden. Timber door with opaque glazing leads to the rear garden.

## ATTIC ROOM 1

14'11" x 6'10" (4.55m x 2.09m)

Hatch provides access to the crawl space. Wall mounted gas central heating condensing combi boiler. Double-glazed window to the side.

## BEDROOM 3

11'6" x 8'5" (3.51m x 2.58m)

Bright double bedroom with a Velux window to the rear. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'3" x 4'6" (2.53m x 1.39m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and an electric shower unit. Partially wet walled. Vertical radiator. Tiled flooring.

## ATTIC SPACE

14'8" x 8'4" (4.49m x 2.56m)

Good-sized multipurpose area of the attic with a Velux window to the rear and ample additional storage space with 3 eaves storage cupboards. Carpeted.

## GARDEN

To the front of the property is low maintenance laid with gravel and a paved driveway to the side provides off street parking. A timber gate to the side leads to the rear garden. The rear garden is laid to lawn with established plants, shrubs and trees providing colour all year round. An area of timber decking and a paved patio provide ideal spots for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides storage space. Greenhouse provides a great spot for a keen gardener to plant seeds and grow your own home produce.

## AGENTS NOTES

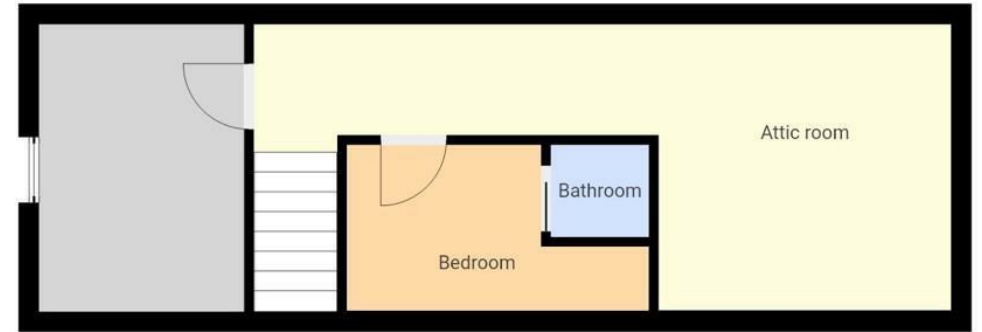
Please note that all room sizes are measured approximate to widest points.





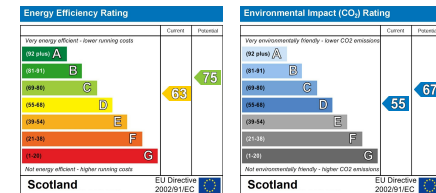


Ground Floor



Attic Floor

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