



3 Milton Road, Pittenweem, Anstruther, KY10 2LN
Offers Over £320,000



IMMACULATE 2 Bedroom Detached Bungalow recently renovated with stunning MODERN INTERIORS on a SUBSTANTIAL PLOT with a Driveway, Garage and Summer House. Situated a short walk from Pittenweem High Street, Golf Course, Harbour, Beach and Fife Coastal Path making this an Idyllic Lifestyle choice. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Gardens and a Garden Room. Driveway and a 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 a composite door with an opaque double-glazed inlet leading into the hallway through the vestibule. Cupboard provides storage space. Radiator. Laminate flooring.

LIVING ROOM

14'4" x 13'10" (4.37m x 4.24m)

Bright living room with a double-glazed bay window to the front. Nook provides a spot for a stove style electric fire. Coving. Radiator. Carpeted. Sliding barn style door leads to the kitchen.

KITCHEN

12'6" x 11'0" (3.82m x 3.37m)

Spacious modern kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan, oven, dishwasher, washing machine, hidden recycling and a fridge/freezer. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the side. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

BEDROOM 1

11'5" x 9'10" (3.48m x 3.00m)

Spacious double bedroom with a double-glazed window to the front. Open storage space. Radiator. Carpeted.

BEDROOM 2

13'1" x 11'3" (4.01m x 3.43m)

Additional double bedroom with a double-glazed window to the rear. Decorative tiled fireplace. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

7'8" x 5'3" (2.36m x 1.61m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a pivot screen and an electric shower unit. Hatch provides access to the partially floored roof space with provision for light. Opaque double-glazed window to the rear. Partially wet walled. Radiator. Laminate flooring.

GARDEN

To the front of the property is a laid to lawn garden area with borders containing established plants and shrubs with a path leading to the side and rear gardens. The side and rear gardens are again laid to lawn with borders containing an array of established plants, shrubs and trees providing colour throughout the seasons. An area of decking is ideal for garden furniture to relax and enjoy time in the sun. Timber summer house and a garden room provides a sheltered spot to spend time outdoors in all weathers. A timber gate leads down the side of the property through a bin storage area, to the driveway. The garden is fully enclosed within a timber fence and stone walled surround providing a safe space for children and pets to play, with a countryside view to the North.

SUMMER HOUSE

13'11" x 10'5" (4.25m x 3.18m)

Timber summer house provides a sheltered space for relaxing outdoors in all weathers. Double-glazed windows provide ample natural light with provision for power and vinyl flooring.

GARAGE

23'6" x 11'7" (7.18m x 3.54m)

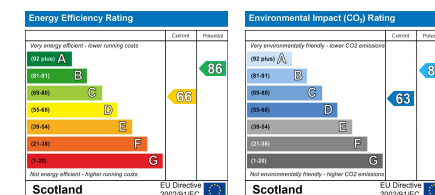
Good-sized garage accessed via a metal up and over door, providing secure parking with additional storage space. Opaque single-glazed window to side. Provision for light and power with concrete flooring.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.