



**12 Priestfield Maltings, Pitlessie, Cupar, KY15 7UE**  
**Offers Over £125,000**

WELL-PRESENTED 2 Bedroom SPACIOUS Ground Floor Flat benefiting from a Secluded Garden, Allocated Off Street Parking and Countryside Views. Ideal Village Lifestyle with a short drive to Cupar for all Essential Amenities including Schools and with Ladybank Train Station (under 3 miles) providing excellent commuter links with Dundee/Edinburgh and Perth. Accommodation: Hall, lounge dining room, kitchen, 2 double bedrooms and a shower room. DG. EH. Garden. Off Street Parking. 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 timber door from the communal hall leading into the property. Cupboard houses the hot water cylinder with ample additional storage space. Electric heater. Carpeted.

## LOUNGE DINING ROOM

20'4" x 11'10" (6.22m x 3.61m)

Spacious and bright lounge dining room with double-glazed patio doors providing natural light and access to the garden. Coving. Dado rail. Electric heater. Carpeted. Doorway to the kitchen.

## KITCHEN

11'6" x 9'4" (3.51m x 2.85m)

Good-sized fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob and an oven below. Ample space for freestanding appliances. Double-glazed window to the side. Vinyl flooring.

## BEDROOM 1

13'10" x 9'1" (4.24m x 2.78m)

Double bedroom with double-glazed windows to the front and side. 2 cupboards provide shelving/hanging/storage space. Electric heater. Carpeted.

## BEDROOM 2

3.24m x 3.16m

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted.

## SHOWER ROOM

10'1" x 7'8" (3.09m x 2.36m)

3-piece suite comprising: W.C, inset wash hand basin and a walk-in shower enclosure with a fixed screen and an electric shower unit. Opaque double-glazed window to the front. Partially tiled. Electric heater and a heated towel rail. Tiled flooring.

## GARDEN

The property benefits from a fully enclosed garden to the side. The garden is mainly low maintenance laid with gravel and borders containing established plants and shrubs. A paved patio area is ideal for outdoor furniture to relax and enjoy time in the sun. Residential parking is located at the rear of the property.

## AGENTS NOTES

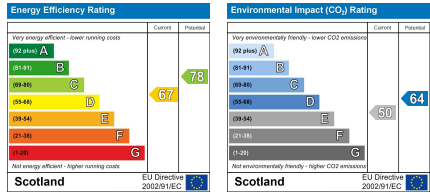
Please note that all room sizes are measured approximately to the widest points.











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