



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

 **Fife
Properties**

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

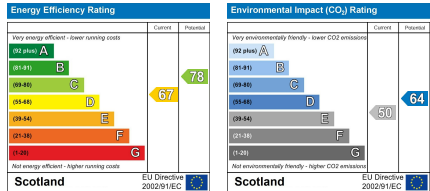
The property benefits from a fully enclosed garden to the side. The garden is mainly low maintenance laid with gravel and borders containing established plants and shrubs. A paved patio area is ideal for outdoor furniture to relax and enjoy time in the sun. Residential parking is located at the rear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

AGENTS NOTES

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







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