



**13 Queen Elizabeth Road, Pittenweem, Anstruther, KY10 2PU**

**Offers Over £240,000**





Fantastic 2 Bedroom Semi-Detached Villa benefiting from SPACIOUS LIVING AREAS, driveway with a detached garage, BEAUTIFUL LANDSCAPED GARDENS and partial sea views. Potential to Extend with current approved planning permission 24/03219/FULL. Located a short walk to the Fife Coastal Path, Beach and Open Water Tidal Pool with essential amenities nearby in Anstruther including Primary and Secondary Schools. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a shower room. DG. GCH. Gardens. Driveway and a detached 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 metal, opaque double-glazed door leading into the lower hall. Carpeted stairs with a timber balustrade lead to the upper landing. Radiator. Carpeted.

## LIVING ROOM

13'11" x 10'9" (4.25m x 3.28m)

Good-sized living room with a double-glazed window to the front. Feature log burning stove set below a timber mantle on a slate hearth. Radiator. Carpeted. Doorway to the dining kitchen.

## DINING KITCHEN

24'9" x 13'0" (7.55m x 3.97m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with wood effect worktops and tiled splashbacks. Ample space for several freestanding appliances. Wall mounted gas central heating condensing combi boiler. Spacious dining area providing ample allowance for dining furniture. Cupboards provides shelving/storage space. Coving. Radiator. Laminate flooring. Timber door leads to the garden.

## SHOWER ROOM

6'10" x 5'5" (2.09m x 1.66m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

## UPPER LANDING

Leads to 2 double bedrooms. Hatch provides access to the partially floored roof space. Carpeted.

## BEDROOM 1

16'3" x 10'10" (4.97m x 3.31m)

Spacious double bedroom with a double-glazed window to the front with a partial sea view. Radiator. Carpeted.

## BEDROOM 2

13'5" x 10'1" (4.10m x 3.08m)

Additional double bedroom with a double-glazed window to the side. Eaves storage access. Radiator. Carpeted.

## GARDEN

The front garden has an area of lawn with borders containing established plants and shrubs. A gravel and paved driveway provides off street parking and access to the detached garage. A timber gate to the side of the property leads to the enclosed rear garden. The private rear garden is laid to lawn with borders containing established plants, shrubs, trees and mature hedgerow giving privacy and colour throughout the seasons. A low maintenance patio provides an ideal spot for garden furniture to relax and enjoy time entertaining family and friends in the sun. A timber shed provides outdoor storage space.

## GARAGE

17'10" x 9'3" (5.46m x 2.84m)

Detached garage accessed via a metal up and over door provides secure parking with additional storage space. Single-glazed window to the side and concrete flooring.

## AGENTS NOTES

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

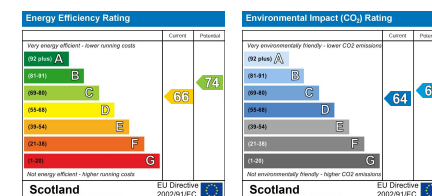












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