



8 Station Court, Pittenweem, Anstruther, KY10 2QY

Offers Over £250,000



SPACIOUS 3 Bedroom 3 Reception Semi-Detached FAMILY Villa offering open plan living, conservatory, fully enclosed landscaped garden and a driveway. Situated in a Cul-De-Sac within walking distance of local amenities, Primary School with Secondary School nearby in Anstruther. Quick access to the Fife Coastal Path, Beach, Harbour and West Braes Tidal Pool with great golf courses nearby. Accommodation: Hall, living room, dining kitchen, conservatory, 3 double bedroom, WC and a shower room. DG. GCH. Gardens and Off Street Parking. PERSONAL PROPERTY TOUR 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 timber door leading into the lower hallway through the vestibule with a cupboard providing shelving / storage space. Carpeted stairway with double-glazed windows to the side and a timber balustrade leads to the upper landing. Under stair cupboard provides additional storage space. 2 radiators. Carpeted.

LIVING ROOM

13'5" x 13'3" (4.10m x 4.05m)

Good-sized living room with a double-glazed window to the front. Coving. Radiator. Carpeted. Archway leads to the dining kitchen.

DINING KITCHEN

20'4" x 9'11" (6.21m x 3.04m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating combi boiler. Peninsula unit provides a breakfasting area with additional storage space below. Integrated appliances include a gas hob, extractor fan and an oven below. Space for freestanding appliances and dining

furniture. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. Glazed timber door leads to the conservatory.

CONSERVATORY

9'9" x 9'2" (2.99m x 2.80m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Radiator. Tiled flooring. Double-glazed patio doors lead to the garden.

WC

6'0" x 2'10" (1.84m x 0.87m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Carpeted.

UPPER LANDING

Hatch allows access to the roof space. Cupboards provide shelving / storage space and housing for the hot water system. Double-glazed window to the side. Carpeted.

BEDROOM 1

12'11" x 9'2" (3.96m x 2.81m)

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

BEDROOM 2

9'5" x 7'6" (2.89m x 2.30m)

Additional double bedroom, ideal for a spacious single with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 3

10'5" x 10'3" (3.20m x 3.14m)

Further double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

SHOWER ROOM

6'9" x 6'1" (2.06m x 1.86m)

3-piece suite comprising: W.C, wash hand basin and a

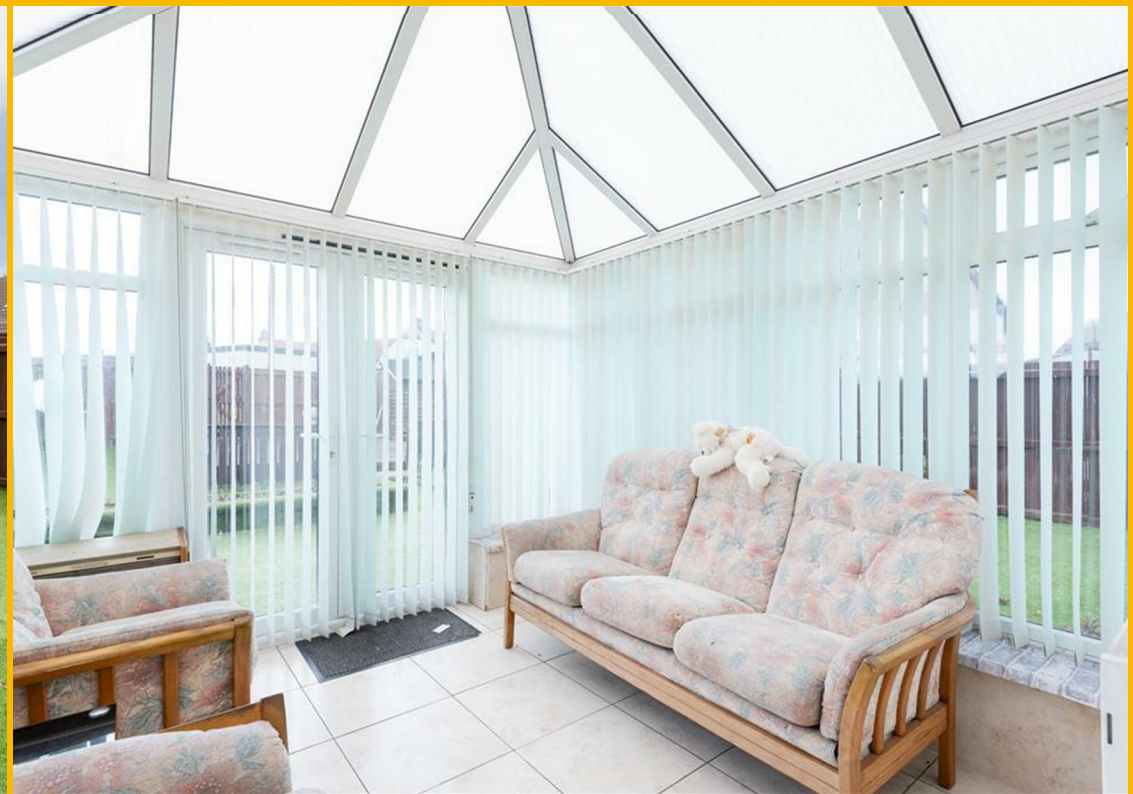
walk-in shower with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled and tiled. Heated towel rail. Tiled flooring.

GARDEN

To the front of the property is low maintenance with an artificial lawn and a paved driveway providing ample off street parking. A Timber gate to the side leads to the rear garden. The rear garden is landscaped to provide low maintenance areas with an artificial lawn and a paved patio. Ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides storage space. Fully enclosed with a timber fence and gate, this is a safe space for children and pets to play with direct access into the play park to the rear.

AGENTS NOTES

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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	77	83
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C	78	81
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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