



New Build Marygate, Pittenweem, KY10 2LQ
Offers Over £285,000



UPCOMING DEVELOPMENT of a DETACHED 2 Bedroom, 2 Bathroom Villa offering spacious contemporary interiors, private garden and DRIVEWAY. A fantastic off-plan opportunity in the heart of Pittenweem, within walking distance of the High Street, Primary School, Harbour, Pittenweem Open Water Tidal Pool and Fife Coastal Path. Accommodation: Hall, living room, dining kitchen, utility, bathroom, 2 double bedrooms and shower room. DG. Air Source Heat Pump. Garden. Driveway.

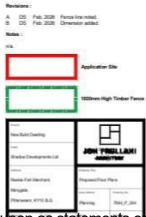
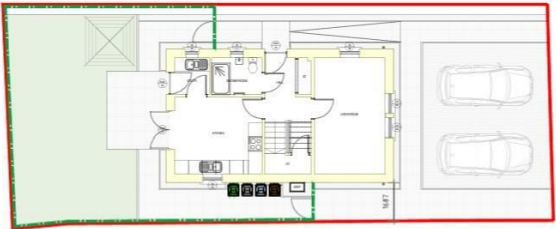
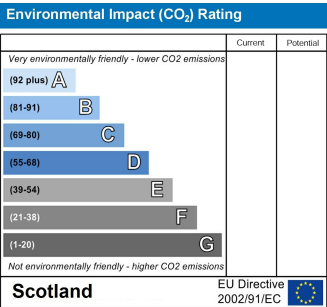
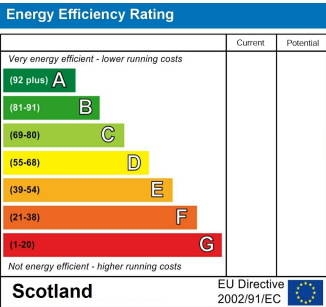
Planning link here: <https://planning.fife.gov.uk/online/caseDetails.do?keyVal=TAYJT1HFFFR00&caseType=Application>

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 costal 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.



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.