







THE KELLIE PLOT 38, 3 St Margaret Street, Pittenweem, Fife, KY10 2FL
Fixed Asking Price £569,000

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties

The Kellie by Cruden Homes is a 5-bed detached villa with accommodation comprising: Lounge. Kitchen/Dining. Utility room. Downstairs WC, Bed 5/2nd Reception room. Primary bedroom and bed 2 have en-suite shower rooms, 2 further bedrooms. Study and a bathroom. Front and rear gardens. Garage. Driveway. EV charger. DG/Air source heat pump.

LOCATION
Set in the heart of the East Neuk of Fife, Pittenweem is a beautiful coastal village with a character all of its own. Its working harbour, colourful streets, flourishing arts scene and wonderful local food all add to the charm of everyday life here. Whether you are walking the Fife Coastal Path, enjoying fresh seafood by the water or simply taking in the slower pace of village life, Pittenweem offers a warm and welcoming place to put down roots — with coastal beauty, heritage and everyday convenience close at hand.

LIVING ROOM 11'9" x 16'2" (3.59m x 4.94m)
3.59m x 4.94m
Spacious reception room with media panel.

KITCHEN/DINING 22'9" x 12'11" (6.95m x 3.95m)
6.07m x 3.64m
Can be chosen from a range of contemporary or traditional door fronts and stylish laminate worktop finishes with matching splashback and under unit lighting. Siemens electric goods comprising: single oven in black with steel trim, built-in microwave in black, 4 zone induction hob and integrated telescopic extractor. Integrated fridge freezer and dishwasher. Schock 1.5 bowl inset composite sink. Hansgrohe chrome mixer tap. Cutlery insert.

BEDROOM 5/2ND RECEPTION ROOM 10'0" x 13'0" (3.06m x 3.97m)
Convenient downstairs bedroom or could be used as a 2nd reception room or for a variety of other uses.

WC
Stylish white sanitaryware from the Roca Ona range with Chrome brassware. Designer ceramic Porcelanosa tiling.

PRIMARY BEDROOM (WITH EN-SUITE SHOWER ROOM) 11'5" x 10'4" (3.49m x 3.15m)
Spacious double bedroom with spacious walk-in style wardrobe with shelf and hanging rail. Media panel. En-suite has stylish white sanitaryware from the Roca Ona range with chrome fittings. Designer ceramic Porcelanosa tiling. Heated towel rail.

BEDROOM 2 (WITH EN-SUITE SHOWER ROOM) 8'4" x 10'2" (2.55m x 3.10m)
Double bedroom with bi-fold wardrobes in a choice of finishes, with shelf and hanging rail.
En-suite has stylish white sanitaryware from the Roca Ona range with chrome fittings. Designer ceramic Porcelanosa tiling. Heated towel rail.

BEDROOM 3 7'11" x 11'1" (2.43m x 3.40m)
BEDROOM 3
Double bedroom with bi-fold wardrobes in a choice of finishes, with shelf and hanging rail.

BEDROOM 4 10'1" x 12'1" (3.08m x 3.69m)
Double bedroom with bi-fold wardrobes in a choice of finishes, with shelf and hanging rail.

STUDY 5'10" x 11'1" (1.80m x 3.40m)

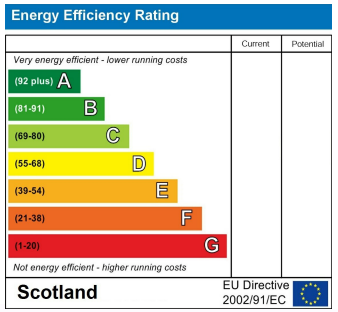
BATHROOM
Stylish white sanitaryware from the Roca Ona range with Chrome brassware. Designer ceramic Porcelanosa tiling. Heated towel rail.

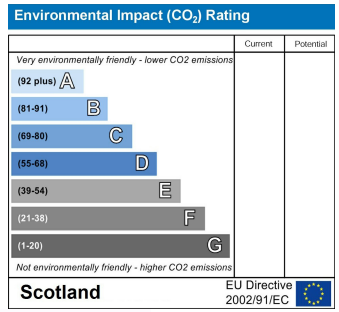
GARDEN
Turf/planting to front garden per plans. Rear garden rotovated and finished with topsoil.
External cold-water tap Slabbed patio area to rear. 1.8m high timber dividing boundary fence

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

Specification, layout, elevation, fenestration and handing may vary by plot. CGIs, floor layouts and dimensions are indicative only. Please ask the sales executive for current plot-specific details prior to reservation.

Contact Fife Properties 01334 654221
97 Bonnygate
Cupar
Fife
KY15 4LG
email: cupar@fifeproperties.co.uk
website: www.fifeproperties.co.uk







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.