



19 West Shore, Pittenweem, KY10 2NU

Offers Over £295,000



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£295,000**

19 West Shore is a most charming, traditional, B Listed end terraced cottage set in the shelter of Pittenweem Bay and within the village conservation area. The property is enviably located within a few steps from the beach crossing the Fife Coastal Walk to do so. The property has uninterrupted views over the shore and the sea towards the Bass Rock, North Berwick and East Lothian.

The bright accommodation is formed over three levels comprising on the ground floor; entrance porch with built-in cupboard, reception hall with built-in cupboard, lounge and kitchen. The lounge has space for dining and a feature fireplace with multi-fuel stove. The kitchen has a built-in cooker, space for appliances and floor mounted units with complementary work surfaces and shelving. A door leads out to the rear garden. The first floor comprises; large double bedroom and bathroom. The generous bedroom has a walk-in wardrobe and stunning views whilst a door leads to an inner hall. The bathroom suite consists of WC, wash hand basin and bath with shower over. The inner hall has access outside forestair at the

front of the property as well as a stair leading up to the attic bedroom with storage into the eaves.

The property benefits from gas fired central heating and double-glazed sash and case windows.

Externally there is a large enclosed garden to the rear, walled and fenced, and laid to lawn. The south facing garden enjoys elevated views towards the sea.

Pittenweem has a good range of local amenities including shopping and restaurant facilities whilst the Art festival is a very popular attraction. There are golf courses nearby and the historic town of St Andrews is within 11 miles.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- B Listed End terraced cottage
- In Conservation area
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- GFCH & DG
- Garden to rear

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 678.13 SQ FT







Room Sizes

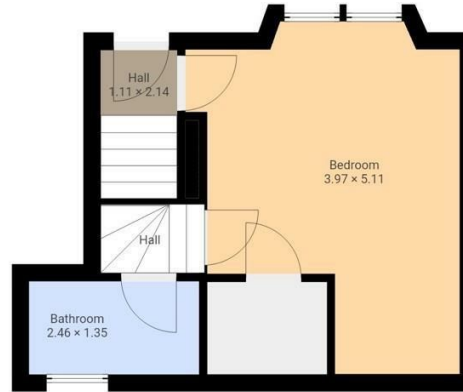
Approximate measurements

| | |
|-------------|---------------|
| Vestibule | 4'3" x 4'1" |
| Hall | 4'3" x 3'11" |
| Living Room | 12'5" x 16'6" |
| Kitchen | 6'9" x 8'5" |
| Bedroom | 13'0" x 16'9" |
| Bathroom | 8'0" x 4'5" |
| Bedroom | 13'10" x 9'9" |





Ground Floor



First Floor



Second Floor

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.