

PITLESSIE 18 PRIESTFIELD MALTINGS

KY15 7UE



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This traditional townhouse has been upgraded to a high standard throughout by the present owner. The property offers a flexible layout over three floors and has a private garden to the rear.



The accommodation comprises of reception hallway with oak flooring, w.c and storage cupboard. Access to the kitchen, which has a wide range of floor and wall mounted units with complementary work surface areas, inset sink and side drainer. Built in appliances include a dishwasher, hob, double oven and extractor. Access through to the formal dining room. French doors lead on to the back garden and double doors to the lounge, which is west facing overlooking the rear garden.







EPC:D

**Viewing:By Appointment
through Pagan Osborne
01334 656525**

Council tax band: E

On the first floor is the master bedroom, with built in wardrobes and en-suite shower room, two further double bedrooms and the family bathroom. On the upper level is an impressive sized room, which has wooden floor and ample light from velux windows and small side windows. This is utilised as a lounge at present but could be changed into two bedrooms and a bathroom, (subject to local planning consents). The gardens to the rear are west facing and are enclosed, principally laid to lawn with an herbaceous border, decking area and garden hut. Internal viewing is highly recommended to fully appreciate the layout and space on offer with this property and an appointment to view can be made by contacting Pagan Osborne.

Priestfield Maltings is on the outskirts of the village of Pitlessie, which has a local public house and primary school. There is a regular bus service which connects the area to Cupar , where there is secondary schooling at Bell Baxter and further education at Elmwood College. For the commuter there is excellent access on to the A92 for travel throughout Fife and a railway station in Cupar, providing connection to Edinburgh, Glasgow, Dundee and Perth.



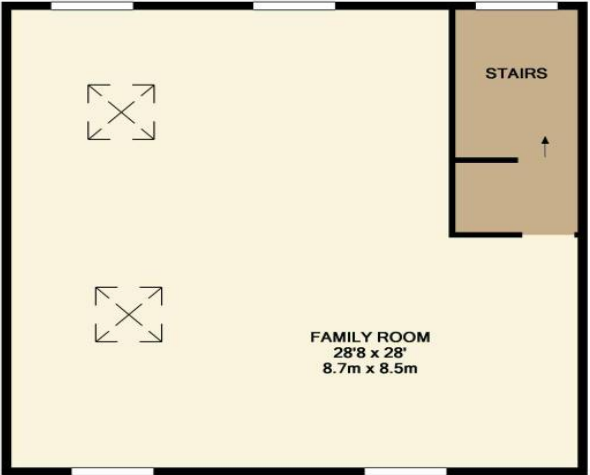
On entering Pitlessie from the Cupar direction, take the first turning on the left hand side, into Priestfield Maltings and number 18 is located on the right, as numbered and indicated by our For Sale Board.



GROUND FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 2350 SQ.FT. (218.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.

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AGENTS NOTE

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