



41 BRAEHEAD ROAD, PITTENWEEM, KY10 2LZ

This spacious semi-detached villa is enviably located at the head of this popular cul-de-sac and enjoys open views to the rear. The accommodation, which is set over two levels, comprises 2 double bedrooms with fitted wardrobes, bay window living room, dining kitchen, utility room and family bathroom. The original garage has been converted to create a useful multi-functional room which is accessed from the enclosed rear garden. To the front of the property there is a gravel garden and generous mono-block driveway.



OFFERS OVER £157,000

The property is located in a popular area of Pittenweem and lies within walking distance of the town centre and all local amenities including the shops, cafés, restaurants, primary school and harbour. Pittenweem is one of a string of pretty fishing villages in the East Neuk of Fife and is renowned for its annual Arts Festival held every year in August. The historic university town of St Andrews is a short drive away (10 miles) with the resurgent city of Dundee just over 20 miles away and Edinburgh 48. There are airports at both Dundee and Edinburgh and a main line railway station at Leuchars (17 miles). In addition there is a good local bus service.

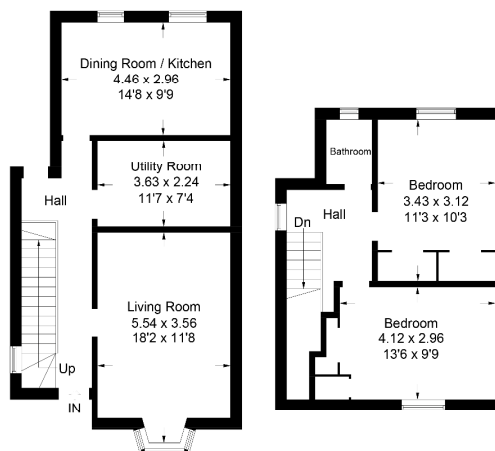
SUMMARY OF FEATURES:

- Semi-detached villa offering spacious and flexible accommodation.
- 2 double bedrooms with fitted wardrobes.
- Bay window living room.
- Recently refitted breakfasting kitchen and bathroom. Utility room.
- Detached garage/multifunction room.
- Gas central heating. Double glazing throughout.
- Gardens front & rear, timber shed. Countryside views.



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Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID470505)

ENERGY RATING - D COUNCIL TAX BAND - C

DIRECTIONS - On entering Pittenweem from the Anstruther direction take the second left into St Abbs Crescent, turn left at the bottom and then left again into Braehead Road. Number 41 is at the end of the cul-de-sac. A For Sale Board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS
NOR DO THEY FORM PART OF AN OFFER TO SELL.