

T: 01333 310481

E: [anstruther@thorntons-law.co.uk](mailto:anstruther@thorntons-law.co.uk)  
[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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*Let's get a move on!*



Turnstone, 59a High Street  
| Pittenweem | KY10 2PL



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Offers Over £235,000

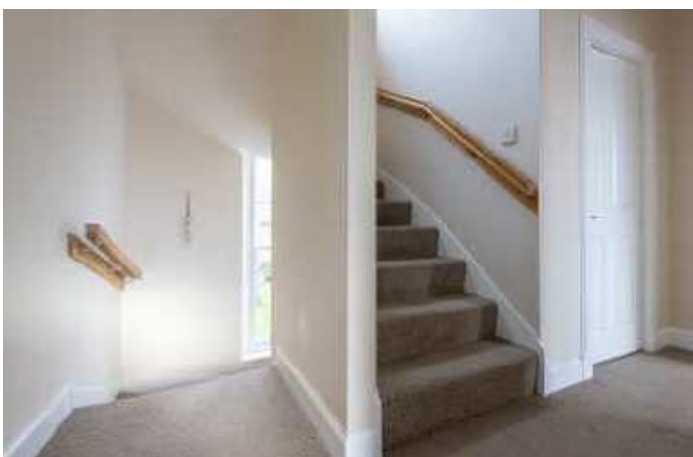
We are pleased to offer to the market this lovingly maintained traditional East Neuk home, located in the heart of the conservation area of the picture postcard village of Pittenweem. The property has seen an extensive programme of improvements over the last decade that have ensured many of the original features remain intact including the sash and case windows, crow stepped gables and smugglers hole at the rear. These improvements also include upgraded wiring , all new plumbing, new roof and the highest standard of insulation. The accommodation boasts a large light filled kitchen with dual aspect windows and a shower room on the ground floor. On the first floor there are two double bedrooms and a beautifully spacious family bathroom and at the top of the house is a delightful sitting room with lovely sea views across the pan tiled roofs of Pittenweem. The home of the now world famous Pittenweem Arts Festival, the village has superb amenities such as post office and pharmacy, village store, several art galleries and cafes, Pittenweem Fish Bar, Dory restaurant and medical surgery all within 2 minutes walking distance of the front door. With the medieval town of St. Andrews only a 15 minute drive away, this turnkey property could be used as a holiday home, income property or principal residence.





- Charming East Neuk Home
- Roof Top Sea Views
- Beautifully Presented
- Current Holiday Let
- Dual Aspect Dining Kitchen

- Impressive Sitting Room
- Two Bedrooms
- Bath Room
- Shower Room
- GCH, EPC - C





Lounge	20'0 x 13'6	6.10m x 4.11m
Dining Kitchen	18'9 x 12'7	5.72m x 3.84m
Bedroom 1	12'5 x 9'9	3.78m x 2.97m
Bedroom 2	12'0 x 8'7	3.66m x 2.62m
Bath Room	9'0 x 8'6	2.74m x 2.59m
Shower Room	6'0 x 4'5	1.83m x 1.35m

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft

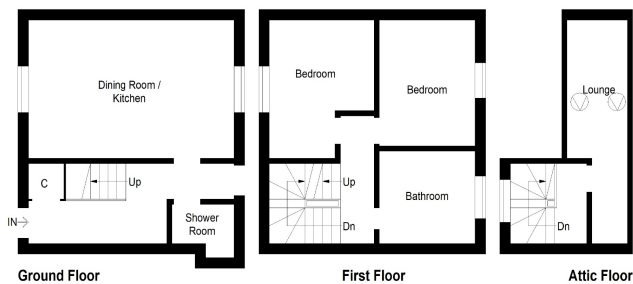


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