



31 Braehead Road, Pittenweem, KY10 2LZ
Offers over £110,000

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OFFERS OVER

£110,000

31 Braehead Road is positioned towards the end of a quiet cul-de-sac with almost no passing traffic and in close proximity to the sea with some sea views from the upstairs front bedroom. It is well located with easy access to the local amenities of Pittenweem including shops, restaurants, primary school, pretty harbour, beaches, etc.

The property comes to the market as a renovation project and requires a full programme of refurbishment throughout. At ground floor level the front door opens into the hall where stairs lead to first floor and a door opens to the lounge. This is a spacious room to the front of the property with a bay window looking out to the front garden, and with a gas fireplace, two display cupboards and a large under stair cupboard. A further door opens from the lounge to the kitchen which has a window looking to the rear garden and a door opening to the side, giving rear access.

Upstairs are the two bedrooms and the shower room. Bedroom 1 is to the front of the property and the window offers views between nearby houses to the sea. There is a large cupboard over the stairs and a further wardrobe, and the room has a fire place. Bedroom two is to the rear and has a built in cupboard. The shower room is equipped with a double shower cubicle, wc and sink.

The property has gardens to front and rear. The front garden is laid with stone chips with flower

beds to the borders and a fence separating it from the street. The driveway leads from the road to the side of the house offering parking for multiple vehicles nose to tail. The rear garden has a large area of stone chips with borders along the fence line, and an area of lawn to the bottom of the garden with mature trees.





- Semi detached villa
- Renovation project
- Close proximity to the sea
- Easy access to local amenities
- Lounge, Kitchen
- Two bedrooms
- Bathroom
- Double glazing
- Driveway
- Front and rear gardens

INCLUDED

Blinds

SERVICES

Gas

Water

Electricity

Drainage

VIEWING

By Appointment Through Our St Andrews Office

Telephone: 01334 477700

COUNCIL TAX BAND B

EPC RATING F

FLOOR AREA 73 sqm

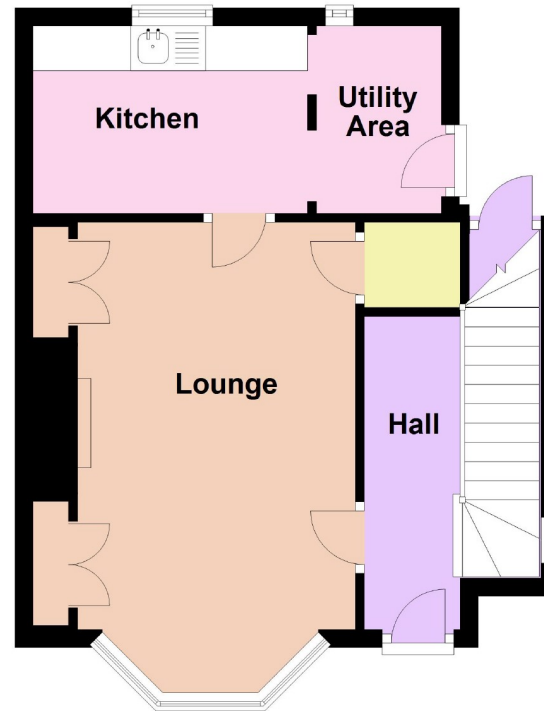


Room Sizes

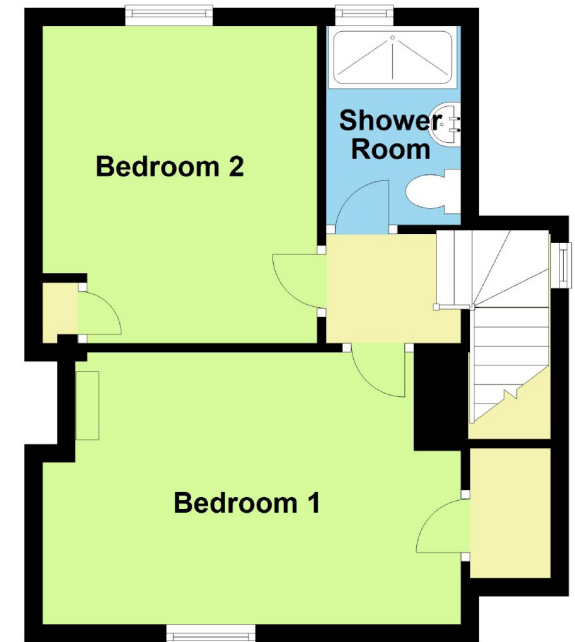
Approximate measurements

Lounge	10'9" x 15'10"	3.28m x 4.83m
Kitchen	5'11" x 15'10"	1.80m x 4.83m
Bedroom 1	10'1" x 15'7"	3.07m x 4.75m
Bedroom 2	10'2" x 12'0"	3.10m x 3.66m
Shower room	4'10" x 7'7"	1.48m x 2.30m

Ground Floor



First Floor



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