



## Laburnum Cottage, 44 James Street

| Pittenweem | KY10 2QN

**Thorntons**   
*Let's get a move on!*









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## Description

Extended and upgraded traditional cottage benefitting from large open plan dining kitchen, formal dining room and living room. Spacious adaptable home close to the excellent local amenities and convenient for the picturesque harbour.









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The front garden featuring a laburnum tree leads to the entrance vestibule, leading in turn to the formal dining room with wood burning stove. This is open plan to the generous dual aspect dining kitchen. The kitchen area incorporates space for dining and informal seating with the spaces neatly divided by a large island. The lovely oak worktops contrast beautifully with the high gloss finish of the fitted kitchen units. Well equipped with ample wall and floor units, appliances including an impressive stainless steel range cooker with multi function gas burners and integral dishwasher. The adjacent utility room houses the fridge freezer as well as a tumble dryer and washing machine along with further cupboard space. The comfortable sitting room benefits from a wood burner stove and door to the garden. All the reception rooms have a natural flow from room to room, great for entertaining. The inner hall leads to the first two double bedrooms, luxurious family bathroom and contemporary shower room. The first floor is accessed via the stair which can be accessed from both the dining room and inner hall. The first floor has the remaining three bedrooms one of which could be a study, bedrooms three and four benefit from fitted wardrobes and a glimpse of the sea over the roof tops.

The garden grounds will be a drive to the side of the property, grass and a raised flower bed with a magnificent cherry blossom tree.

A new opening within the wall of the left hand side of the front garden will be put in creating a new drive. The current owners are building a new house to the rear of the property .



The charming East Neuk fishing village of Pittenweem, with its archetypal pantiled rooftops and crow stepped gables is also home to the now famous Arts Festivals and has excellent local amenities including shops, village store, cafés, galleries, primary school and Doctors' surgery. In the Middle Ages, Pittenweem Priory was a small Augustin monastery built over the ancient sacred cave associated with St Fillan. The cave, recently fitted out as a chapel, is situated in Cove Wynd (leading from the High Street down to the harbour) and is open to the public with the key available locally from the Cocoa Tree café. The historic University town of St Andrews is 10 miles away.

EPC D









Lounge	24'7 x 16'3	7.49m x 4.95m
Dining Room	16'10 x 11'4	5.13m x 3.45m
Dining Kitchen	22'2 x 12'7	6.76m x 3.84m
Bedroom 1	14'0 x 12'5	4.27m x 3.78m
Bedroom 2	14'0 x 10'1	4.27m x 3.07m
Bath Room	12'5 x 9'0	3.78m x 2.74m
Shower Room	10'1 x 5'9	3.07m x 1.75m
Rear Utility Porch	10'1 x 7'2	3.07m x 2.18m
Bedroom 3	16'6 x 12'3	5.03m x 3.73m
Bedroom 4	12'6 x 9'9	3.81m x 2.97m
Bedroom 5	8'9 x 6'7	2.67m x 2.01m

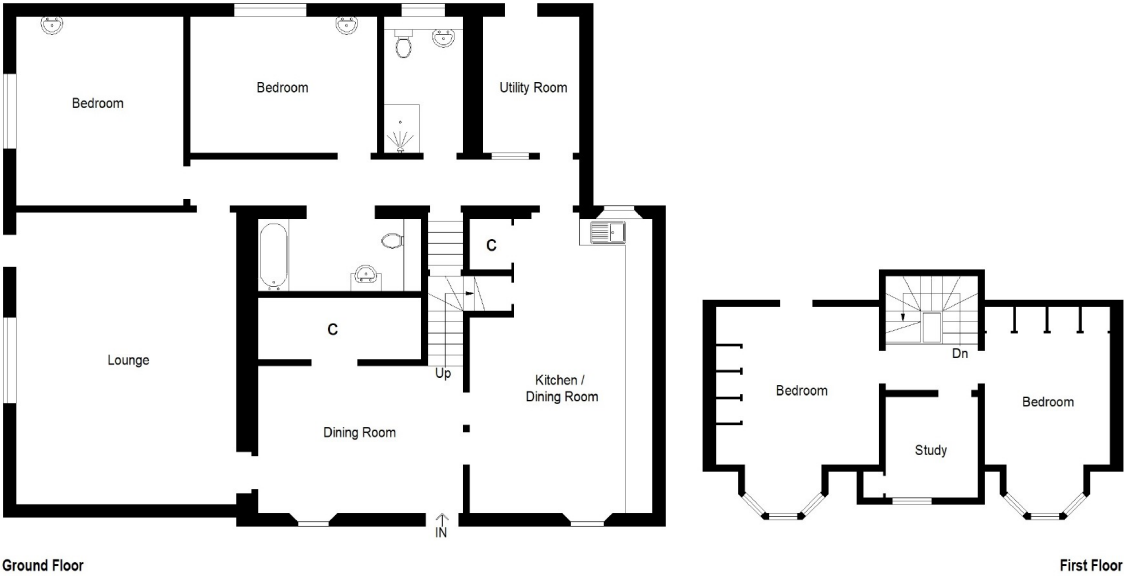


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