



7, Marygate, Pittenweem, KY10 2LQ
Offers over £75,000

7 Marygate Pittenweem KY10 2LQ

**OFFERS OVER
£75,000**

7 Marygate is a ground floor flat in an excellent location in Pittenweem, within walking distance of all local amenities including café, shops, primary school and Pittenweem harbour and restaurants nearby.

The flat forms part of a purpose built block and it has its own main door entrance. It benefits from gas fired central heating backed up with sealed unit double glazing, and though it comes to the market in need of some modernisation and upgrading, it presents an excellent opportunity to add value.

The front door opens through a vestibule into the hall which gives access to all accommodation. The kitchen is positioned to the front of the property with south facing windows making it beautifully bright. It is fitted with wall and floor units, a larder cupboard and the freestanding cooker will be included. The lounge is a large room also to the front of the property with south facing windows. There is an electric fire which will be included. The bedroom is to the rear with windows looking to the garden. It is fitted with built in wardrobes. The shower room is equipped with a wc, sink and freshly tiled shower cubicle.

There are gardens to front and rear. To the front the garden is laid with stone chips and shrubs and is separated from the street by a fence with a gate giving access. The area is large enough to provide

off street parking should a purchaser wish to allow to the council to have the curb lowered. The rear garden is laid out to lawn and there is a large shed. As it is the section closest to the building it has potential, subject to necessary permissions, for extension to provide further accommodation.





- Ground floor flat
- Close to amenities
- Lounge
- One bedroom
- Kitchen
- Shower room
- Garden

INCLUDED

Carpets and floor coverings
Curtains and blinds
Cooker
Electric fire
Shed

SERVICES

Gas
Water
Electricity
Drainage

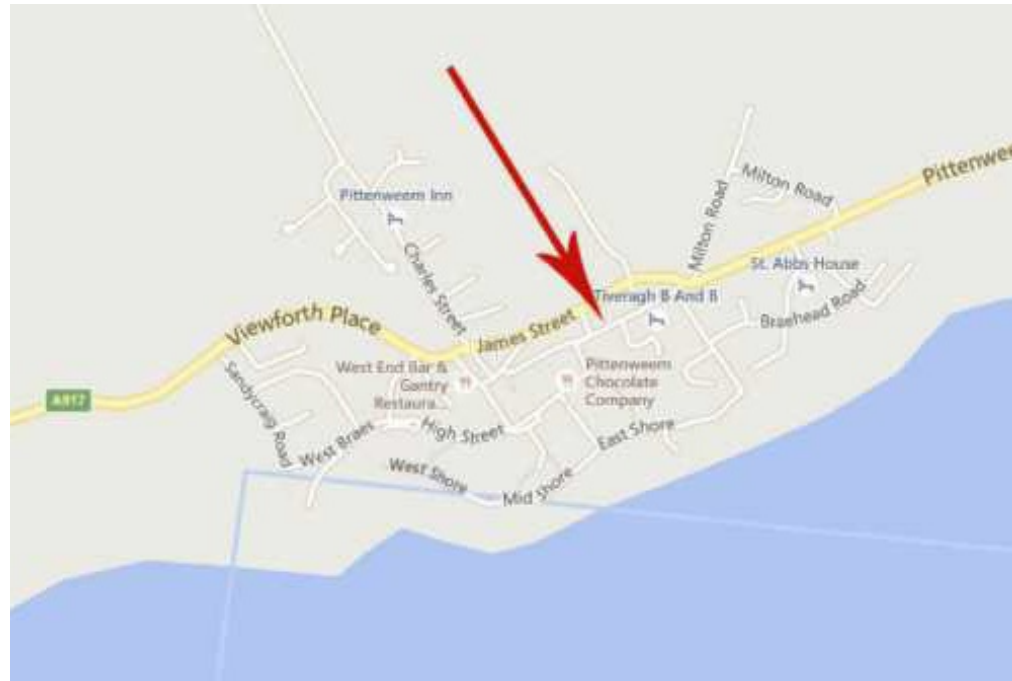
VIEWING

By Appointment Through Our St Andrews Office
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COUNCIL TAX BAND A

EPC RATING C

FLOOR AREA 47 sqm



Room Sizes

Approximate measurements

Demonstrative only



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