



LUXURY HOMES COLLECTION

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**NO.1 BACKGATE** *PITTENWEEM, KY10 2QD*





# No.1 Backgate

You'll love this wonderful Cottage with lovely private walled garden in the heart of the picturesque village of Pittenweem!

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, No. 1 Backgate is a rare opportunity to own a delightful 3 bedroom traditional Cottage with a beautiful hideaway garden, mono bloc drive-in and its own large garage enjoying a wonderful central position in heart of this idyllic East Neuk village.

With bright & spacious accommodation this traditional fisherman's house has been beautifully and sympathetically modernised, whilst still retaining much of its original charm and character. The result is a bright and inviting living space that is sure to make anyone feel right at home.

Don't miss out on this fantastic opportunity to own a piece of history in a truly idyllic picturesque setting. Book a viewing today and step into your future in this wonderful cottage in Backgate, Pittenweem.

**Offers Over £310,000**





## DESCRIPTION

Not your average home!

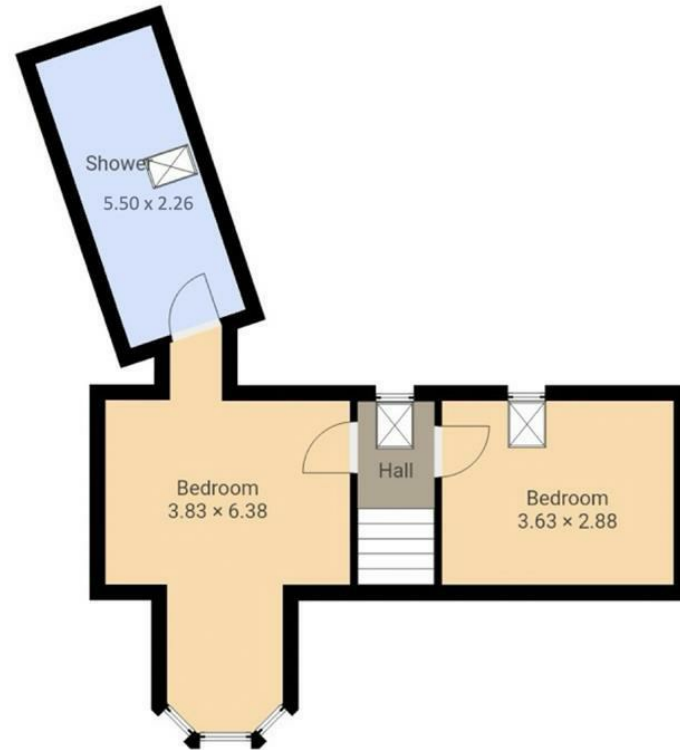
At the heart of the Cottage on the ground floor is the impressive lounge/dining room with ornate ceiling roses, cornice work, superb timber flooring and feature fireplace. A stunning very well-appointed kitchen/breakfast room complete with built in appliances and a family/TV area adjoins the lounge with utility room off. Across the main entrance hall is the generous master bedroom with ornate cornice and ceiling rose and en-suite shower room off. The refitted family bathroom with jacuzzi bath is also at the ground floor level. A lovely bright staircase leads to the first floor landing where you'll find the delightful 2nd bedroom with bay window and substantial en-suite shower room off to the rear of the house. There's a further good-sized double bedroom with the most amazing garden views. The property has mains gas central heating, double and secondary glazing.

Expect to be impressed!





Ground Floor



First Floor

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## LOCATION

The historic fishing and conservation village of Pittenweem is set within the heart of the beautiful and sought-after East Neuk of Fife, on Scotland's East Coast. Home to the now famous Arts Festival, Pittenweem is a vibrant, picturesque village that has excellent local amenities including a village store, shops, galleries, a primary school and Doctors' surgery. There are cafés, pubs and restaurants including the Clock Tower Café, the Dory Bistro and Gallery, and the West End Bar. Secondary schooling for the village is available at Waid Academy in Anstruther, a little over a mile away, where there is a Co-operative supermarket, as well as a further range of local facilities and an award-winning fish and chip shop. Private schooling as well as excellent retail, dining and leisure can be found in the historic town of St Andrews, just under eleven miles away. Edinburgh airport is 47 miles away and rail services are available from Leuchars or Markinch, both within 20 miles.

Fife's beautiful and varied coastline includes several good sandy beaches such as Kingsbarns, Crail, Elie and St. Andrews with direct access to the popular Fife Coastal Path which winds its way through Pittenweem harbour. The Graig Miller Seafood Restaurant in nearby St Monans and The Cellar in Anstruther are both award-winning restaurants, specialising in local seafood, while The Peat Inn, about 10 miles away, is considered to be one of the best restaurants in Scotland. A wide range of recreational facilities including cycling, walking, sailing, riding and golf with many highly rated courses within easy reach including courses at Anstruther, Crail, Kingsbarns, St. Andrews Bay, Elie, Leven, Ladybank, Lundin Links and the ancient and historic "Home of Golf" in St. Andrews where the Old Course is located.

## KEY FEATURES

- \* Traditional Cottage
- \* Character & Charm
- \* Sought-After Village Location
- \* 3 Double Bedrooms
- \* Generous Lounge/Dining Room (Fireplace)
- \* Jacuzzi Bathroom And 2 En-Suite Shower Rooms
- \* Superb fitted Kitchen/Breakfast/TV Room (Appliances)
- \* Utility Room
- \* Beautiful walled garden
- \* Substantial Workshop/Shed
- \* Monobloc Drive-n & Large Garage
- \* Gas Heating, Double & Secondary Glazing

## EXTRAS

All fitted floor coverings, built-in kitchen appliances and timber garden she are included in the sale.

## GARDENS & GARAGE

No.1 Backgate has a beautiful private garden that will delight all who view! A beautifully finished terraced sandstone walled garden providing a high degree of privacy and evoking a sunny Mediterranean charm and feel, offering a sanctuary from the hustle and bustle of everyday life. This expansive space allows for various seating areas and elegant alfresco dining. Steps lead down to a paved patio with established borders, flowering plants, and small trees, creating an idyllic retreat that is both peaceful and private—a sanctuary from the hustle and bustle of everyday life.

The garden is paved directly to rear. Access to garden from South Loan. Access to a large garage from the garden area. There's a substantial timber built shed/workshop that provides light and power measuring approx 5.97m x 3.63m (19'7" x 11'10"). A monobloc drive-in from Charles Street leads to a generous garage of approx 5.27m x 2.84m (17'3" x 9'3") with light & power.

## VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01334 500 800 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

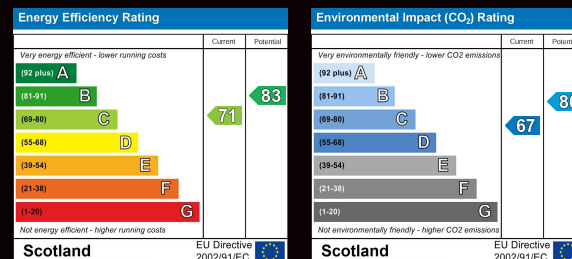
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