

13 Pitfour, St Madoes

Offers Over £175,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



2 Bedroom - 1 Bathroom - 1 Living Room

Located in the charming village of St Madoes, this semi-detached home offers comfortable living in a peaceful setting. Situated in the heart of the village, the property provides a picturesque and convenient location. Although in need of some upgrading, it presents an excellent opportunity for buyers to personalise and modernise to their taste.

****Key Features:****

- Two bedrooms
- Semi-detached layout
- Prime village centre location
- Large front and rear gardens
- Large garage / workshop

****Additional Information:****

This home benefits from a central location within the village, with easy access to local amenities, walking distance to primary school and scenic surroundings. Perfect for buyers looking to create a bespoke living space in a tranquil village setting.

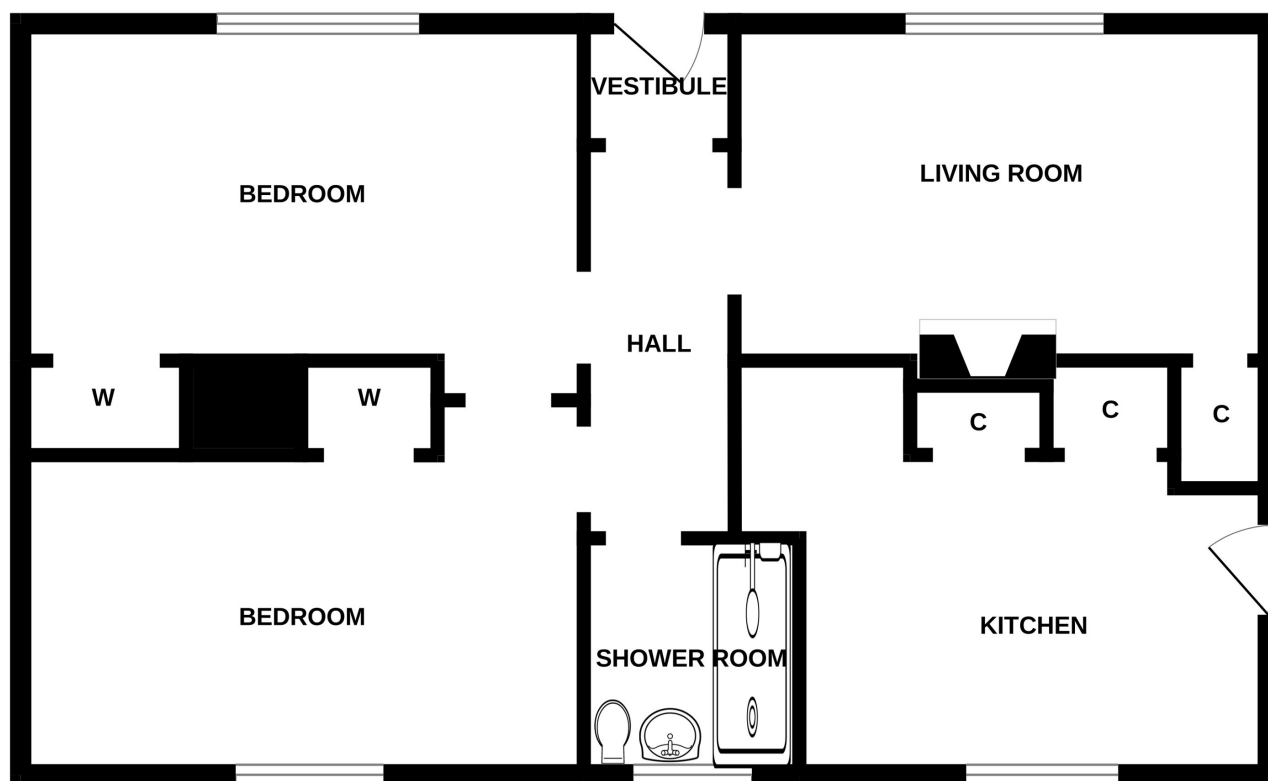
Room dimensions
Vestibule 1.4 x 1.0m
Entrance hall 3.4 x 1.4m
Kitchen 4.3 x 2.5m
Bathroom 1.8 x 1.8m
Bedroom 1 4.0 x 2.7m
Bedroom 2 4.0 x 3.5m
Living room 4.8 x 3.5m

* EPC Rating: C

* Council Tax: Band: B

* Local Authority: PKC





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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.