



39 Abbey Wall Road, Pittenweem, KY10 2ND

Fixed Asking Price £165,000







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**£165,000**

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Rollos are delighted to offer to the market this immaculately presented, ground floor apartment enjoying stunning sea views from the garden areas and situated within the coastal village of Pittenweem, just a short walk to the picturesque harbour area. The property is also conveniently placed for access to excellent local amenities including schooling, shopping, restaurant and bar facilities. There is also a thriving annual arts festival. The Fife Coast pathway is located nearby offering beautiful coastline walks.

The bright accommodation is formed over one level comprising: main reception hall with mosaic tiling, engineered wooden floor, useful store cupboard and utility cupboard housing the washing machine, which will be included in the marketing price, lounge, kitchen, two bedrooms and shower room.

The lounge has a feature insert gas fireplace with lime trim, two recess areas, one with half section cupboard and lighting, partial sea views and wooden flooring. The modern kitchen has built-in induction hob, electric oven, integrated fridge /

freezer, concealed dishwasher and floor and wall mounted units with complementary worksurface. A window provides sea views. Both bedrooms are doubles, one of which benefits from a deep, built-in wardrobe. The shower room suite consists of WC, wash hand basin with vanity units below and shower cubicle.

The property benefits from gas-fired central heating and double glazing.

Externally, the front garden has beautiful sea views and a summerhouse, which has power and light supply, to fully encapsulate the views. This garden also has a patio and decked seating area and is laid with lawn. The garden to the rear is laid with decorative, low maintenance chips partly bordered by various plants and shrubberies. This garden enjoys views and there is a shared drying green.

Rollos highly recommend an early inspection to appreciate the views, location and accommodation on offer







- Ground floor flat
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Garden to front & rear
- Sea views

### **INCLUDED**

All fitted carpets, fitted floor coverings, summerhouses, integrated appliances in the kitchen and washing machine will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND A**

**EPC RATING: C**

**FLOOR AREA: 656.60 SQ FT**













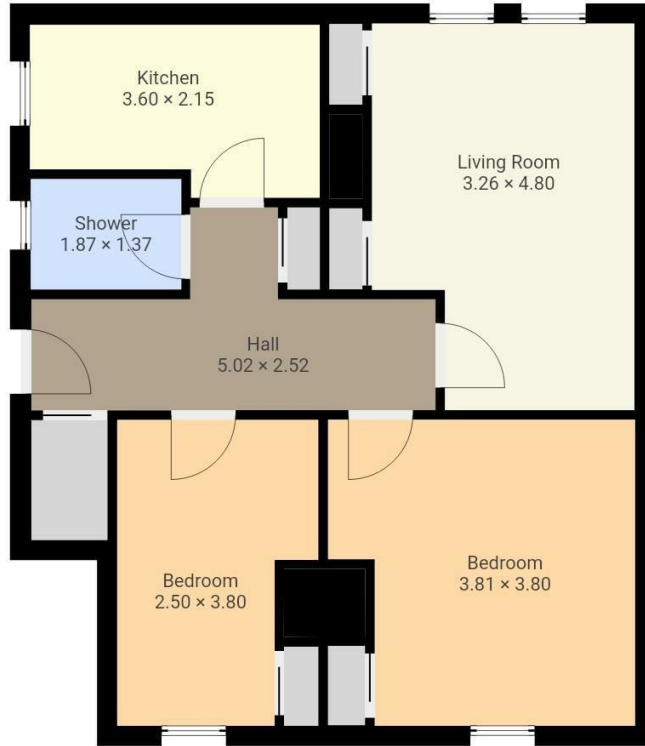
## Room Sizes

*Approximate measurements*

Lounge	10'8" x 15'8"
Kitchen	11'9" x 7'0"
Bedroom	12'5" x 12'5"
Bedroom	8'2" x 12'5"
Shower Room	6'1" x 4'5"







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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.