



32 Charles Street, Pittenweem, KY10 2QH

Offers Over £140,000



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32 Charles Street is a traditional, terraced villa in need of full renovation. Situated within the popular East Neuk village of Pittenweem, this property would suit those seeking to restore the property to its full potential. The property offers a degree of flexible accommodation and is conveniently placed for access to excellent local amenities.

PLEASE NOTE THE PROPERTY HAS BEEN DEEMED NOT SUITABLE FOR MORTGAGE SECURITY PURPOSES DUE TO THE LACK OF KITCHEN FACILITIES SO ONLY OFFERS FROM CASH BUYERS WILL BE CONSIDERED.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule which in turn connects to the main reception hall with two useful cupboards, lounge, dining room / bedroom, kitchen, single bedroom and bathroom. The lounge has a fireplace and overlooks the front garden area. The dining room overlooks the front garden and may be utilised as a bedroom. The kitchen comprises of two Belfast

sinks. The bathroom suite consists of WC, wash hand basin and bath. The first floor accommodation comprises: two double bedrooms with store rooms off, which may be utilised as study areas or walk-in dressers.

Please note there is no heating within the property but there appears to be a gas supply to the kitchen.

Externally there is a private garden to the front. To the rear, the enclosed, overgrown garden has various trees and plantings. There are also outbuildings. The title deeds show that there is a right of access, at all reasonable times, via the gate leading to the property from the neighbouring property for the purpose of removal of refuse from the garden or in connection with the repair of the house.

Rollos recommend an early inspection to appreciate the location and potential on offer.





- Mid-terraced villa
- Living room
- Dining room / Bedroom
- Kitchen
- Two double bedrooms
- One single bedroom
- Bathroom
- Garden to front & rear
- In need of complete renovation
- Cash buyers only

INCLUDED

All fitted carpets and fitted floorcoverings 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 C

EPC RATING: G

FLOOR AREA: 1184.03 SQ FT







Room Sizes

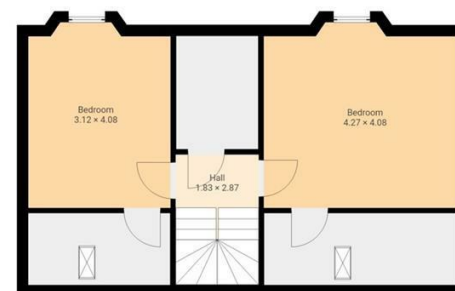
Approximate measurements

Living Room	10'2" x 17'8"
Dining Room	13'2" x 10'6"
Kitchen	8'11" x 8'2"
Bedroom	8'6" x 6'5"
Bedroom	14'0" x 13'4"
Bedroom	10'2" x 13'4"
Bathroom	8'0" x 4'7"





Ground Floor



First Floor

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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