



9 Charles Street, Pittenweem, KY10 2QG

Offers Over £290,000



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£290,000

Craws Nest Cottage is an immaculately presented, traditional, semi-detached villa centrally located within the charming fishing village of Pittenweem. The property is conveniently placed for access to good local amenities including schooling, shopping, café, restaurant facilities and the picturesque harbour area. The villa benefits from off street parking via a detached wood garage positioned to the rear of the property.

The accommodation is formed over two levels comprising: entrance vestibule, main reception hallway, lounge, open plan kitchen / diner with family area and double bedroom. The lounge features a wood burning stove and a glass fronted recess with shelving and half section cupboard below. The impressive modern kitchen area has a free-standing range style cooker, space for appliances and floor and wall mounted units with complementary wood work surfaces. The open plan diner / family area overlooks the rear garden. The large double bedroom has an attractive wood burning stove, recess press and a large walk-in cupboard. The first floor accommodation

comprises: upper hall with built-in cupboard, two generous double bedrooms with built-in storage and shower room. The modern shower room suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating and is partially double glazed.

Externally, there is a small, low maintenance garden to the front. To the rear there is access to a large store room. The enclosed rear garden provides a pleasant patio seating area with decorative low maintenance chips, various plantings and access to the detached garage. Access to the front of the garage is via Session Street.

The villa currently has a short-term letting licence.

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





- Semi-detached villa
- Lounge
- Kitchen / Diner
- Three bedrooms
- Shower room
- GFCH & Partial DG
- Enclosed garden to rear
- Detached garage

INCLUDED

All fitted carpets, fitted floor coverings and free standing range style cooker 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: D

FLOOR AREA: 1065.63 SQ FT







Room Sizes

Approximate measurements

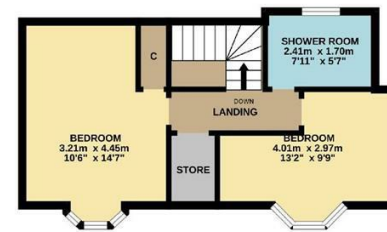
Lounge	10'4" x 11'10"
Kitchen / Diner	11'10" x 20'4"
Bedroom	15'6" x 16'4"
Bedroom	10'6" x 14'7"
Bedroom	13'1" x 9'8"
Shower Room	7'10" x 5'6"



GROUND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1055 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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