



19 New Grange Crescent, Pittenweem, KY10 2QX  
Offers Over £225,000







# 19 New Grange Crescent Pittenweem KY10 2QX

**OFFERS OVER**  
**£225,000**

---

Rollos are pleased to offer to the market this well-presented, semi-detached villa pleasantly located in a popular residential area of Pittenweem. The property benefits from off street parking for several cars extending to the rear of the property.

The accommodation is formed over two levels comprising on the ground floor: main reception hallway, large open plan lounge / dining / kitchen and double bedroom. The impressive open plan lounge has French doors leading out to the rear garden. The kitchen has a free-standing range style cooker, space for freestanding appliances and floor units with sculpted wood worktops as well as an island unit with storage below. The bedroom has attractive panelling to one wall and overlooks the front garden. The first floor accommodation comprises: master bedroom with two built-in wardrobes, further double bedroom with built-in wardrobe and family bathroom. The modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

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

Externally, the front garden is laid with lawn. There is also a driveway, which extends to the rear garden. To the rear, the enclosed garden has a patio seating area and lawn.

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







- Semi-detached villa
- Open plan lounge / dining / kitchen
- Three bedrooms
- Family bathroom
- Gas-fired central heating
- Double glazing
- Garden to front & rear
- Driveway

### INCLUDED

All fitted carpets, fitted floor coverings and freestanding 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 B**

**EPC RATING: C**

**FLOOR AREA: 947.22 SQ FT**













## Room Sizes

*Approximate measurements*

|          |                 |
|----------|-----------------|
| Lounge   | 16'11" x 13'3"  |
| Kitchen  | 16'11" x 10'11" |
| Bedroom  | 10'11" x 11'8"  |
| Bedroom  | 13'10" x 11'8"  |
| Bedroom  | 10'3" x 10'11"  |
| Bathroom | 7'10" x 5'8"    |





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 is given to their operability or efficiency can be given.

Made with Metreplex C2025



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

#### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

#### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

#### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

#### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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

Contact our Property Department  
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.