



1 High Street, Pitlessie, KY15 7ST

Offers Around £159,000



ROLLOS
solicitors
estate & letting agents
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1 High Street
Pitlessie
KY15 7ST

OFFERS AROUND
£159,000

Number one is a semi detached villa which requires modernisation with open aspect to the front and countryside views from the upper level. The property is located within the village of Pitlessie which offers primary schooling, small village public house and excellent bus services with connections to St Andrews, Kirkcaldy and Edinburgh.

The property is entered into the hallway via a glazed door with side screen. The lounge offers a picture window to the front and further window overlooking the rear garden, electric fire with marble effect hearth and stone surround. The kitchen is fitted with light wood base and wall units, co ordinating work surfaces, stainless steel sink and drainer. Slot in electric cooker. Space for washing machine and fridge freezer. Window over looks and door leads to enclosed rear garden. A staircase leads to the upper level. Within the upper hallway there are two storage cupboards and access to the floor attic which is accessed via Ramsay Type ladder. Bedroom one offers a window to the front offering open views. Two double sliding wardrobes and vanity area. Large walk in cupboard offering the potential to create a

W.C / En suite subject to necessary consents.

Bedroom two offers a window to the rear with open views over the Howe. The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower and side screen. Opaque window to the rear.

The property offers recently upgraded double glazing and oil fired central heating.

To the front the garden is laid out for ease of maintenance with chips and shrubs. A pathway to the side leads to the enclosed rear garden where steps lead up to a section laid to lawn, paved patio area and timber shed.





- Semi detached villa with open aspect to the front
- Lounge
- Fitted Kitchen
- Two bedrooms
- Bathroom
- Oil central heating & Double glazing
- Easy to maintain garden to the front
- Enclosed garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, electricity and oil.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND

EPC RATING: D

FLOOR AREA: 796.00 SQ FT







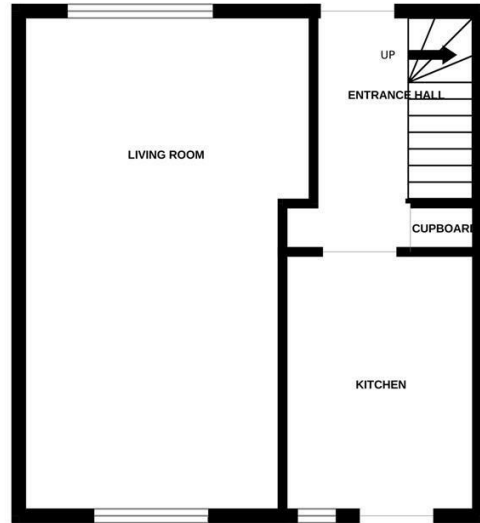
Room Sizes

Approximate measurements

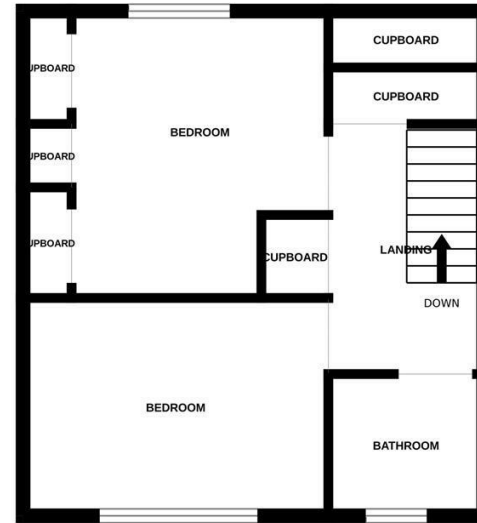
Lounge	20'2" x 11'10"
Kitchen	10'5" x 8'3"
Bathroom	5'7" x 6'4"
Bedroom 1	12'2" x 11'3"
Bedroom 2	8'8" x 12'4"



GROUND FLOOR



1ST FLOOR



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

Contact our Property Department at any of our offices.