



Helen Cottage Burnside, Pitlessie, KY15 7SZ

Offers Over £240,000



# Helen Cottage Burnside Pitlessie KY15 7SZ

**OFFERS OVER**  
**£240,000**

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Helen Cottage is a recently upgraded detached cottage situated within a large corner plot with delightful, good sized garden grounds with open views over neighbouring Farmlands. The older part of the cottage dates back to 1789. The property is located within the village of Pitlessie which offers primary schooling, small village public house, large play park and excellent bus services with connections to St Andrews, Kirkcaldy and Edinburgh. The property is entered via the front door into the hallway which gives access to all accommodation. The recently upgraded kitchen is fitted with light grey shaker style wood base units with coordinating worksurfaces and stainless steel sink and drainer. Integral dishwasher, fridge and freezer. Induction hob, electric oven and stainless-steel canopy above. Storage cupboard housing the central heating boiler. Windows overlook the garden to the side and a door leads to the rear garden. Doors from the kitchen lead into the lounge and also the hallway. The lounge offers French doors to the rear and a window to the side. The shower room offers a corner shower cubicle

with electric shower, W.C. and wash hand basin. Opaque window to the front. Bedroom one is double aspect with a feature window overlooking the rear garden. Bedroom two offers a window to the rear and storage cupboard. Several windows within the hallway filter through natural light from the front and a staircase leads to the adaptable open plan living area which could be utilised to suit individual needs. The property offers oil fired central heating and all windows are double glazed. Externally the delightful garden is mainly laid to lawn with a paved patio area from the French doors within the lounge. Elevated garden area laid to lawn with Summerhouse. The driveway offers parking for several vehicles and leads to the large, detached garage / workshop which is accessed via an electric door and offers power and light.





- Spacious, recently upgraded cottage within large corner plot
- Hallway
- Lounge
- Recently upgraded dining kitchen
- Two bedrooms
- Shower room
- Staircase to adaptable open plan living area
- Oil central heating & Double glazing
- Large garage / workshop with power
- Delightful garden grounds bordering open farmlands

### **INCLUDED**

All fitted carpets, fitted floor coverings and integral appliances throughout.

### **SERVICES**

Mains water, drainage, electricity and Oil central heating.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: E**

**FLOOR AREA: 1162.00 SQ FT**







## Room Sizes

*Approximate measurements*

Bedroom	15'11" x 12'5"
Bedroom	13'11" x 10'5"
Living room	11'5" x 20'9"
Kitchen	12'10" x 17'7"
Shower room	9'8" x 6'3"
Open plan living area	9'9" x 21'9"



GROUND FLOOR



ATTIC 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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without any obligation.

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at any of our offices.