



Eastlands, Malt Row, Pitlessie, KY15 7SY

Offers Over £210,000



Eastlands, Malt Row Pitlessie KY15 7SY

OFFERS OVER
£210,000

Eastlands is a delightfully presented end terraced cottage which is situated on the edge of the village and offers an open aspect to the front offering views over neighbouring farmlands.

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 via a door to the front into the vestibule which offers a window to the side and a door opens into the hallway. The lounge offers windows to the side and rear filtering through natural light and views over the delightful garden grounds. Open fire with timber surround and slate hearth.

A door from the lounge leads into the kitchen and is fitted with white and sage coloured base and wall units, wine shelving, white sink and drainer. Electric oven and hob with extractor above. Space for appliances. Window to the side and rear and door to the side giving access to the rear garden. Ample space to dine. Storage cupboard.

Bedroom one offers a window to the front, fitted mirrored wardrobes along one wall and picture

window to the front offering open farmland views. Access to the attic via a Ramsay ladder. Bedroom two offers a window over looking the rear garden.

The bathroom is fitted with a W.C., wash hand basin and corner bath with electric shower. Opaque window to the side.

The property benefits from Oil Central Heating and double glazing.

The delightful gardens located to the rear are filled with a section on plants, shrubs trees and flowers. Area laid to lawn and paved patio area.

A pathway leads to the greenhouse. Timber summer house which offers power. Detached garage offers power and light with courtesy door to the side up and over electric door to the front, access is gained via a communal lane to the side. A gate to the front of the property gives access onto Malt Row.





- Delightful End Terraced Cottage
- Entrance vestibule & Hallway
- Lounge
- Dining kitchen
- Two double bedrooms
- Family bathroom
- Oil central heating & Double Glazing
- Delightful enclosed, private garden to the rear
- Detached garage
- Open Farmland views to the front

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, electricity and oil central heating.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: E

FLOOR AREA: 979.00 SQ FT







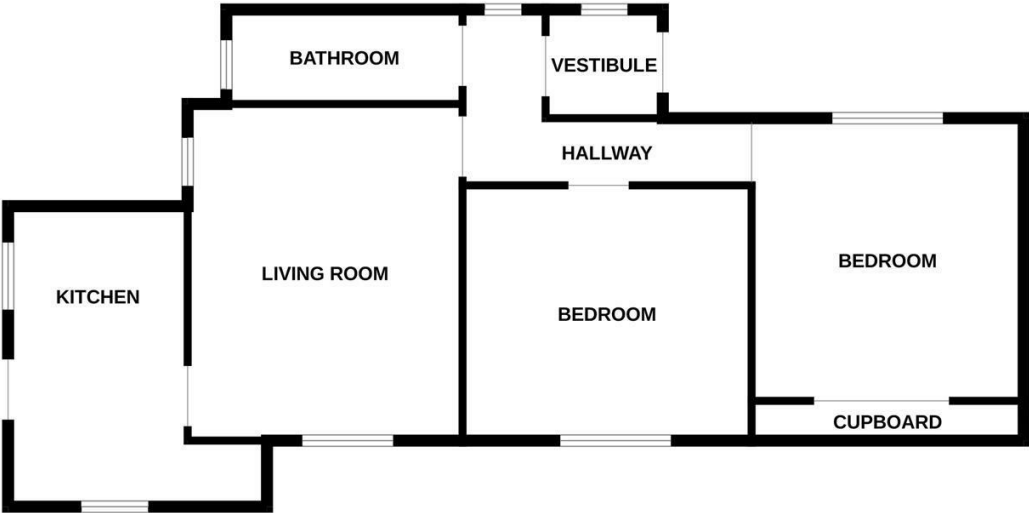
Room Sizes

Approximate measurements

Bathroom	11'9" x 5'2"
Living room	13'6" x 16'8"
Kitchen	8'9" x 14'9"
Bedroom	14'4" x 12'4"
Bedroom	13'3" x 13'8"



GROUND 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.
Made with Metropix ©2024



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.