



59 High Street, Pittenweem, KY10 2PL

Offers Over £385,000



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**OFFERS OVER
£385,000**

Rollos are delighted to offer to the market this impressive villa with sea views situated in a Conservation area within the heart of the charming village of Pittenweem. The property is conveniently placed for local amenities which include shops, restaurant, cafés and galleries whilst the village hosts a very popular, annual arts and craft festival. The picturesque beach and harbour are within a short walking distance. The villa benefits from off street parking and has a large external studio.

The tastefully decorated accommodation is formed over three levels comprising on the ground floor: vestibule, hallway, dining kitchen and WC. The modern kitchen has an integrated hob and oven, space for freestanding appliances, breakfast bar and floor and wall mounted units with complementary worksurfaces. A door leads to the carport. The WC has a built-in cupboard beneath the stairs. The first floor accommodation comprises: lounge, double bedroom and shower room. The lounge has a wood burning stove, space for a dining table and enjoys beautiful views towards the sea. The modern shower room

suite consists of WC, wash hand basin with vanity unit below and shower cubicle. The double bedroom also enjoys sea views. The top floor accommodation comprises: a large store in the upper landing and the master bedroom with panoramic views over the sea. The rear projection has charming views over neighbouring traditional properties.

The property benefits from gas fired central heating.

Externally, the carport has an EV power charging point. Steps leads to the garden area, which has a decked seating area and large lawn. There is a traditional stone building which may be suitable for conversion to create a studio/office, subject to the relevant permissions. The large, detached studio has a sitting area with newly installed wood burning stove, fully functioning kitchen, a utility room and store. This building may be used for commercial purposes, subject to the relevant permissions.





- Mid-terraced villa
- In Conservation area
- Lounge
- Dining kitchen
- Two bedrooms
- Shower room & W.C.
- Gas-fired central heating
- Large external studio
- Garden to rear
- Off-street parking

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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: C

FLOOR AREA: 1087.15 SQ FT





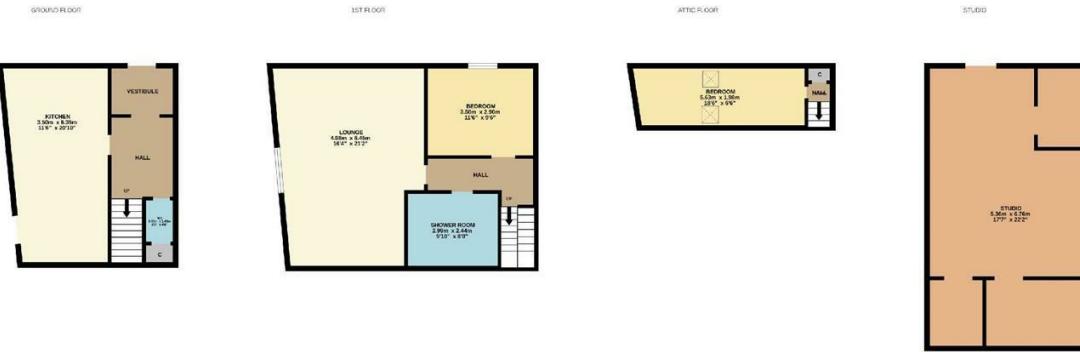


Room Sizes

Approximate measurements

Lounge	16'4" x 21'1"
Kitchen	11'5" x 20'9"
Bedroom	11'5" x 9'6"
Bedroom	18'5" x 6'5"
Shower Room	9'9" x 8'0"
W.C.	3'3" x 4'8"
Studio	17'7" x 22'2"





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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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 477744
E: propertyletting@rollos.co.uk

GLENROTHES

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

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.