



16A High Street, Pittenweem, KY10 2LA
Offers Over £189,000



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£189,000

16A High Street is a particularly charming, mid-terraced villa situated in a conservation area within the pretty fishing village of Pittenweem, just a short walk from the picturesque harbour and quaint local amenities. The property is presented in true turn key condition, ideal for those seeking a second home or those looking for a property with no refurbishment required.

The bright accommodation is formed over two levels comprising: entrance hallway, lounge, kitchen, two bedrooms and bathroom. The lounge is located on the first floor and has a quirky recess, which may be suitable for a small study area. The modern galley kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. A hatch from the kitchen provides access to the partially floored attic. The master bedroom is a good-sized double room with built-in storage. The guest bedroom benefits from a built-in cupboard. The bathroom suite consists of WC, wash hand basin and bath with shower attachment. Storage is provided within the lower hall.

The property benefits from gas-fired central heating and a mix of single and double glazing.

Pittenweem is one of several villages along the coast of the East Neuk of Fife with good local amenities including shopping, post office, restaurant, bars and recreational facilities. The Fife coastal path provides beautiful scenic walks across the villages. The villa is well placed for access to larger centres including the university and golf town of St Andrews.

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





- Mid-terraced villa
- In conservation area
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas-fired central heating
- Single & double glazing

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

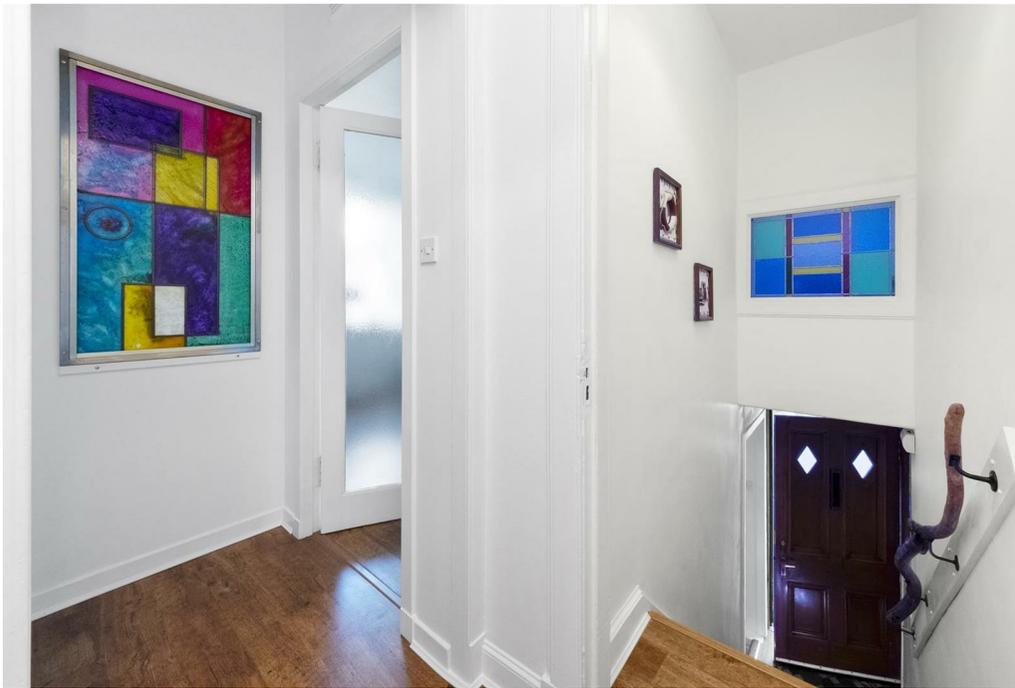
COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 699.65 SQ FT







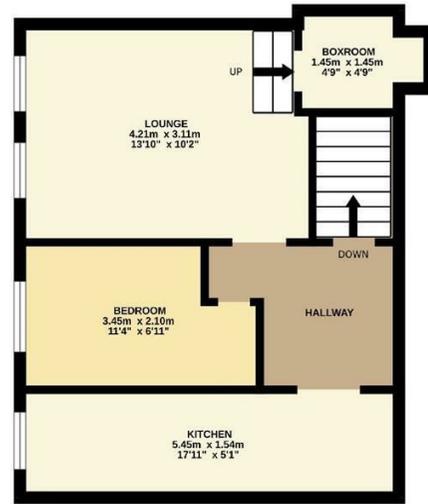
Room Sizes

Approximate measurements

Lounge	13'9" x 10'2"
Box Room	4'9" x 4'9"
Kitchen	17'10" x 5'0"
Bedroom	11'3" x 6'10"
Bedroom	10'11" x 12'11"
Bathroom	8'2" x 7'3"



1ST FLOOR



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.
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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.