



31 University Terrace, Pittenweem, KY10 2PY
Offers over £155,000



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OFFERS OVER

£155,000

31 University Terrace in Pittenweem is a bright and inviting home with fresh décor in move-in condition, it sits on a corner plot with attractive gardens to front and rear. Pittenweem is a picturesque fishing village in the very popular East Neuk of Fife with good local amenities including shops, cafes, library, bowling club, tennis club and primary school. The property benefits from Gas fired central heating backed up with double glazed windows. The front door opens into a spacious hallway with hanging room for coats and an understair cupboard, there are two windows letting in plenty of natural light, from here stairs rise to the bedrooms and a door opens to the lounge. The lounge has a large bay window over-looking the pretty front garden where the wildlife pond can be enjoyed. This room has alcove shelving and a slim store cupboard which also houses the electrics, a wood burning stove adds a warm and homely feel. From the lounge a door opens to the kitchen/diner which is a sunny south-facing room with 2 windows and a door giving access to the rear garden. The kitchen is well fitted with floor and wall units, there is a built-in gas oven and separate grill and a 5 burner gas hob. A cupboard houses the boiler and there is plumbing for a washing machine. The dining area is separated from the main part of the kitchen by low level units with plenty of room for dining table and chairs. The

pulley is a practical feature which may be used for laundry or for hanging kitchen utensils.

On the first floor Bedroom 1, to the rear, is a good sized double with fitted wardrobes and sea views. Bedroom 2 is to the front and has alcove shelving. The modern bathroom is equipped with WC, sink, bath with electric shower over and an electric heated towel rail. Also on this floor are two generous storage cupboards and access to the floored attic.

Being on a corner plot No. 31 doesn't feel overlooked, to the side is off-street parking and both front and rear gardens are planted with mature shrubs for a splash of colour and ease of maintenance.





- Spacious accommodation
- Freshly presented
- Lounge, Dining Kitchen
- Two bedrooms
- Wood burner
- Bright aspect
- Corner plot
- Off street parking
- Mature gardens
- Gas fired central heating
- Double glazing

INCLUDED

Carpets and floor coverings
Curtains and blinds

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

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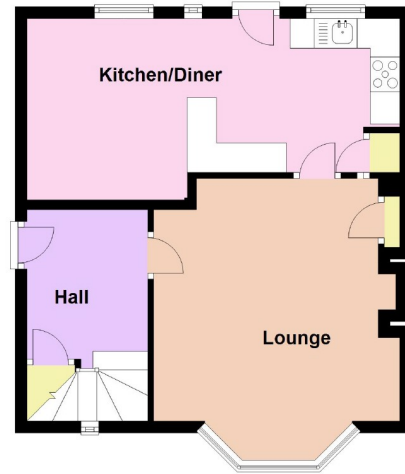
Room Sizes

Approximate measurements

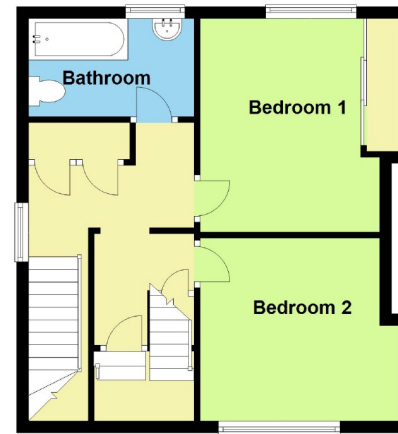
Lounge	16'6" x 12'5"	5.02m x 3.78m
Dining / Kitchen	20'8" x 10'0"	6.29m x 3.04m
Bedroom 1	11'6" x 9'10"	3.5m x 2.99m
Bedroom 2	10'9" x 10'0"	3.27m x 3.04m
Bathroom	9'1" x 5'5"	2.76m x 1.65m



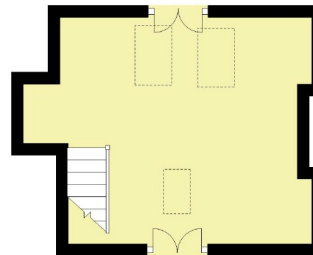
Ground Floor



First Floor



Attic



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