



ROLLOS

48 CHARLES STREET

PITTENWEEM KY10 2QJ

- Superb modern detached house
- Completed only 2 years ago
- Prime location within the popular village of Pittenweem
- Vestibule, Hall
- Lounge
- Open plan kitchen, dining and garden room
- Utility, Cloakroom/W.C
- Master bedroom with en-suite shower
- Three further double bedrooms
- Luxurious family bathroom
- Gas fired central heating
- Sealed unit double glazing
- Integral garage
- Driveway providing parking for multiple cars
- Garden

This stunning traditionally styled yet contemporary detached family home is situated in a fine position in the popular coastal village of Pittenweem. Completed only two years ago to an exceptionally high standard in a development of only two, each individually styled, this is therefore a superb opportunity to purchase a luxurious and unique property. Great thought has gone into its design, both in terms of functionality and appearance.

The property's front door opens into a vestibule from where a glazed door leads into the hall, giving access to all ground floor accommodation. Double doors open the large and bright lounge which is situated to the front of the property. To the rear of the property is the exceedingly spacious open plan kitchen, dining and family room. This is a particular feature of the property, very contemporary in style, with bi and triple glass folding doors along two full walls which, when opened, convert this room into a garden room. Cathedral style windows and ceiling mounted velux windows provide masses of natural light making this room extremely bright and airy. The Vidaco kitchen is fitted with quality units, fully integrated Siemens appliances, Kupperbusch oven and induction hob, Belfast style stainless steel sink, and granite work surfaces.

A door opens from the kitchen to the utility room which is equipped with sink and drainer, and units topped with granite work surfaces. From the utility one door opens to the garden and another to the integral garage, with tiled floor and a remote controlled up and over door. The garage houses the boiler and hot water tank. Also at ground floor level is the cloakroom/w.c which is fully tiled and fitted with w.c and sink, and large storage cupboard. Quality Karndean flooring extends through the ground floor level, with the exception of the lounge which is carpeted.

The property also enjoys a CAT5 wiring infrastructure allowing flexible positioning of wired telephones and broadband access. Dedicated internet ready High Definition television positions are located in the sitting room, the family room and master bedroom. The sitting room is also pre-wired for upgrading to a 5.1 home cinema system.

At first floor level are the four bedrooms and bathroom. The master bedroom is fitted with triple wardrobes with mirror fronted sliding doors and enjoys pleasant outlooks from the window over rooftops to countryside beyond. The en-suite shower room is beautifully designed and fitted with a w.c and sink, high quality tiling, heated towel rail, and a very large double shower with a waterfall shower head. All further bedrooms are double rooms, benefiting from fitted wardrobes. The luxurious and contemporary family bathroom is another particularly beautifully designed room with a large bath with separate shower cubicle, again with waterfall shower, and w.c and sink. Both bathrooms are supplied by Vidaco.

The property enjoys gardens to front and rear. To the front it is chiefly paved to provide ample off street parking, and separated from the road by an attractive stone wall. The rear garden is fully enclosed and has a decked area closest to the house with the remainder laid out in lawn. There is a garden shed which will be included in the sale price.

Properties of this quality are rare to the market and so an early viewing is recommended.



ROOM SIZES

Lounge	3.84m x 5.04m (12'7" x 16'6")
L Shaped Open Plan Kitchen, Kitchen/Dining Area	3.70m x 7.45m (12'2" x 24'5")
Family/Dining Area	4.82m x 3.99m (15'10" x 13'1")
Utility Room	3.58m x 1.60m (11'9" x 5'3")
Cloakroom/W.C	1.85m x 1.11m (6'1" x 3'8")
Master Bedroom	3.64m x 3.81m (11'11" x 12'6")
En-Suite	1.67m x 3.64m (5'6" x 11'11")
Bedroom 2	3.23m x 3.76m (10'7" x 12'4")
Bedroom 3	2.81m x 3.69m (9'3" x 12'1")
Bedroom 4	2.80m x 5.14m (9'2" x 16'10")
Bathroom	2.40m x 2.81m (7'10" x 9'3")
Garage	5.92m x 2.79m (19'5" x 9'2")





INCLUDED

All carpets and floor coverings
Curtains and blinds where fitted
Integrated dishwasher, fridge/freezer, oven, hob and extractor fan
Garden Shed

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office Telephone
01334 477700

COUNCIL TAX BAND F

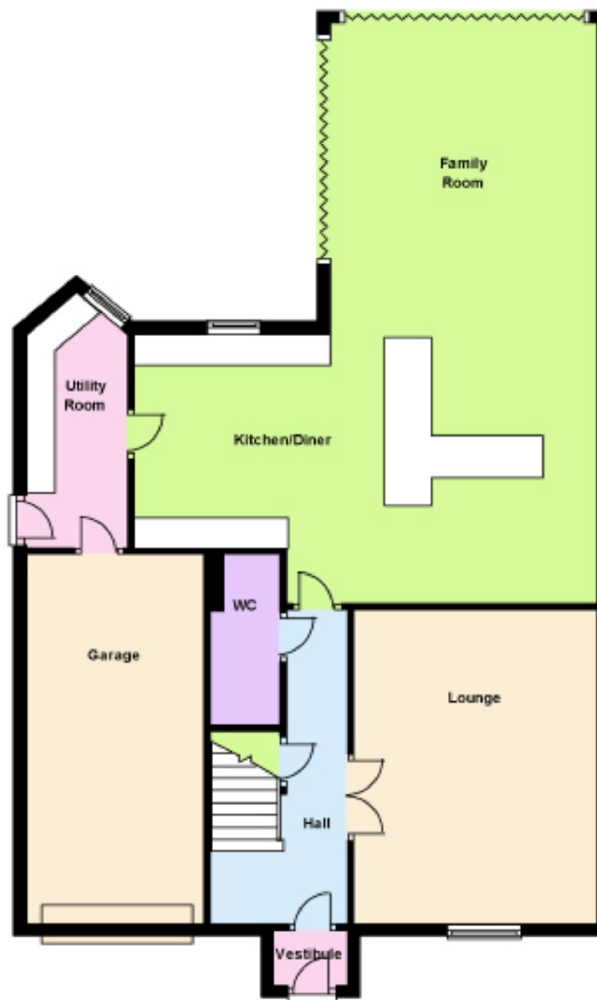
EPC RATING C

FLOOR AREA 198sq m





Ground Floor demonstrative only



First Floor demonstrative only



67 Crossgate, Cupar, Fife KY15 5AS
 Tel: 01334 654081 Fax: 01334 656350
 e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
 Tel: 01337 828775 Fax: 01337 827102
 e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
 Tel: 01334 477700 Fax: 01334 478282
 e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
 Tel: 01592 759414 Fax: 01592 754530
 e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

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