

This most attractive end terraced property is enviably located in the desirable village of Pittenweem. Pittenweem is an increasingly popular location situated at the heart of the East Neuk and is home to one of Scotland's last remaining fishing fleets. The village is host to the annual Arts Festival and supports a thriving artistic and creative community inspired by the beautiful historic buildings which are full of character and charm. There is a primary school in the village and secondary schooling is available in nearby Anstruther.

The accommodation has been well maintained and benefits from a spacious dual aspect sitting dining room, fitted kitchen with integrated oven, hob and filter hood, newly installed 'Worcester Combi' gas boiler and radiators. The bright accommodation comprises entrance hall with large under stairs storage cupboard, sitting dining room, kitchen, two double bedrooms both with fitted wardrobes and bathroom. The property also benefits from double glazing and new carpeting throughout. The sale includes all furniture and furnishings which have not been removed from the property and sold as seen.

To the front of the property there is a low maintenance monoblocked garden. The rear garden, enclosed by feature low stone wall, is laid to paving slabs surrounded by a feature rockery and flower beds and interspersed with a central rose bed. There is a separate drying area, accessed to the side of No 2, which is laid to red stone chips and enclosed by fencing. There is also a timber garden shed.

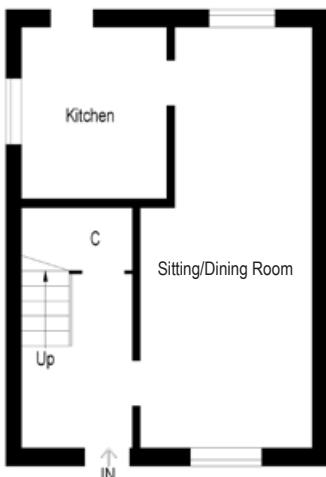
There is off street residents' parking to the front of the property and it is on a first come first served basis.

The property would make a comfortable home or could be utilised for its investment potential through holiday lets.

1 Kirkclatch Court, Pittenweem, Fife, KY10 2LW

Room Dimensions

Sitting/Dining Room	7.09m x 3.25m	23'3" x 10'8"
Kitchen	3.05m x 2.52m	10'0" x 8'3"
Bedroom 1	3.77m x 2.95m	12'4" x 9'8"
Bedroom 2	4.05m x 2.69m	13'3" x 8'10"
Bathroom	1.72m x 1.96m	5'8" x 6'5"



Ground Floor



First Floor

Not to scale. Illustrative only.







Thorntons

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SPC SCOTLAND
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1 Public



2 Bed



1 Bath



Residents'
Parking



EPC Rating

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.