



This delightful, beautifully renovated and refurbished semi detached property, with fine sea views, is enviably located in the desirable East Neuk village of Pittenweem.

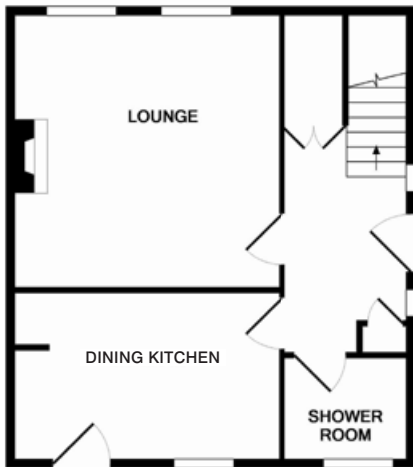
The accommodation has been upgraded to a high specification and now benefits from a spacious bright entrance hall with tiled flooring and large shelved under stairs storage cupboard, an elegant sitting room with an attractive multi fuel stove and stripped wood flooring, luxury fitted breakfasting kitchen with tiled flooring and integrated oven, hob, hood, dishwasher and microwave, newly installed shower room and en suite wet room, to the fresh décor throughout. Presented in walk-in condition the bright accommodation comprises entrance hall, sitting room, dining kitchen, three double bedrooms, one with en suite wet room, and shower room. The property also benefits from double glazing and gas central heating.

The property would make a special private house or could be utilised for its investment potential through holiday lets.

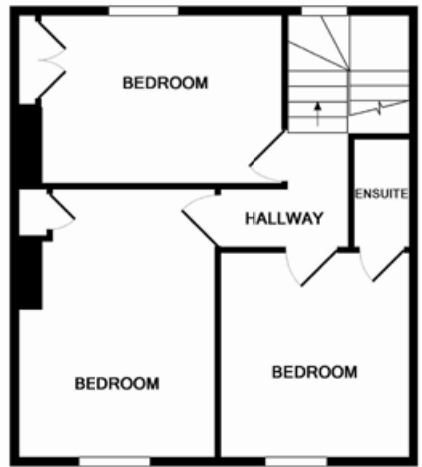
36 Braehead Road, Pittenweem, Fife, KY10 2LZ

Room Dimensions

Sitting Room	3.90m x 4.38m	12'10" x 14'4"
Dining Kitchen	3.84m x 2.72m	12'7" x 8'11"
Bedroom 1	3.11m x 3.33m	10'2" x 10'11"
Bedroom 2	3.19m x 4.38m	10'6" x 14'4"
Bedroom 3	2.75m x 3.88m	9'0" x 12'9"
En-Suite Wet Room	0.99m x 1.58m	3'3" x 5'2"
Shower Room	2.03m x 1.66m	6'8" x 5'5"



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 Public



3 Bed



2 Bath



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.