

T: 01334 656564

E: cupar@thorntons-law.co.uk

www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



10 Pitlethie Steadings

| Leuchars | KY16 0EJ



10 Pitlethie Steadings

| Leuchars | KY16 0EJ

Offers Over £220,000

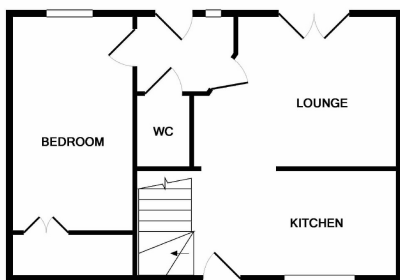
Ideally located for commuting to both Dundee approx 8 miles and St Andrews approx 5.5 miles this mid terraced 3 bedroom steading conversion is finished to the highest standard blending traditional style and modern quality finishes. The property comprises; Entrance hallway giving access to a spacious double bedroom with built in storage, separate W.C and the bright and spacious lounge with french doors which takes in the outstanding countryside views, the open plan dining kitchen comes complete with integrated appliances and a rear door allows access to the spacious patio garden - a perfect spot to enjoy the afternoon/evening sunshine. The upper level of the property consists of; two double bedrooms with the master bedroom being complete with en-suite shower room and built in cupboard providing hanging/shelving/storage space. Family bathroom with wash hand basin, w.c and bath with thermostatic shower. The spacious landing on the upper level is currently utilised as an office space with built in cupboard providing shelved storage space,

Externally, the front garden is mainly laid to lawn with a paved walk way leading to the front door. The rear garden

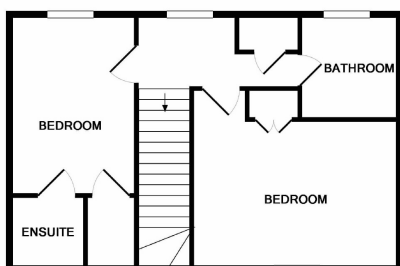


- Mid Terrace Steading Conversion
- 3 Double Bedrooms
- Open Plan Lounge, Kitchen
- Family Bathroom
- En suite, WC, EPC E
- Front, Rear Gardens
- 3 Allocated Parking
- Countryside Views





GROUND FLOOR



1ST FLOOR

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.
Made with Metropix 62018

Lounge	7.25 x 4.31	23'9" x 14'2"
Kitchen	3.48 x 2.34	11'5" x 7'8"
Master Bedroom	3.81 x 2.72	12'6" x 8'11"
En-suite	1.62 x 1.56	5'4" x 5'1"
Bedroom 2	4.37 x 3.14	14'4" x 10'4"
Bedroom 3	4.64 x 2.68	15'3" x 8'10"
Family Bathroom	2.43 x 2.02	8'0" x 6'8"
W.C	1.60 x 1.25	5'3" x 4'1"

Thorntons is a trading name of Thorntons LLP. 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.

aspc êspc fifêspc p̂spc t̂spc ŝpc
scotland



Thorntons
Let's get a move on!

T: 01334 656564

E: cupar@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews