



57 James Street

| Pittenweem | KY10 2QN

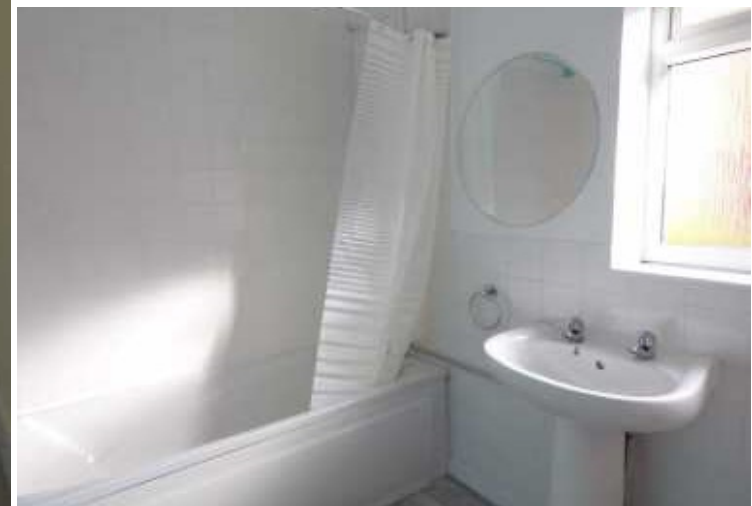
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Freehold Offers Over £119,000



A highly desirable and newly renovated cottage close to historic high street and picturesque harbour. The property benefits from a south facing patio adjacent to the kitchen and an area of courtyard garden which is approximately the width of the study/nursery room and has a historic feature Well.



The accommodation which is all on ground floor level comprises: entrance hall, living room with original working fireplace, a fitted kitchen with back door to garden, a spacious bedroom which has a second room off that could be used as a study or nursery depending on the purchasers needs and a bathroom completes the accommodation. The carpeting and boiler have been recently replaced. The road to the rear of the property is unadopted, although not on the title deed, historically the household has parked two vehicles to the rear of the patio garden.

The charming East Neuk fishing village of Pittenweem with its archetypal pan tiled rooftops and crow stepped gables is also home to the now famous Arts Festivals and has excellent local amenities including shops, village store, cafes, public houses, The Dory restaurant, galleries, school and Doctors' surgery. The historic university town of St Andrews is 10 miles away.



- Newly Renovated
- Fresh Decor & New Carpets
- Living Room
- Kitchen
- Bedroom
- Study
- Bathroom
- GCH, EPC D
- South Facing Patio



Living Room	16'4 x 14'11 4.98m x 4.55m
Kitchen	15'9 x 9'7 4.80m x 2.92m
Bedroom	11'6 x 10'4 3.51m x 3.15m
Study	11'4 x 5'4 3.45m x 1.63m
Bathroom	8'3 x 6'0 2.51m x 1.83m



Approximate Gross Internal Area
65.1 sq m / 701 sq ft

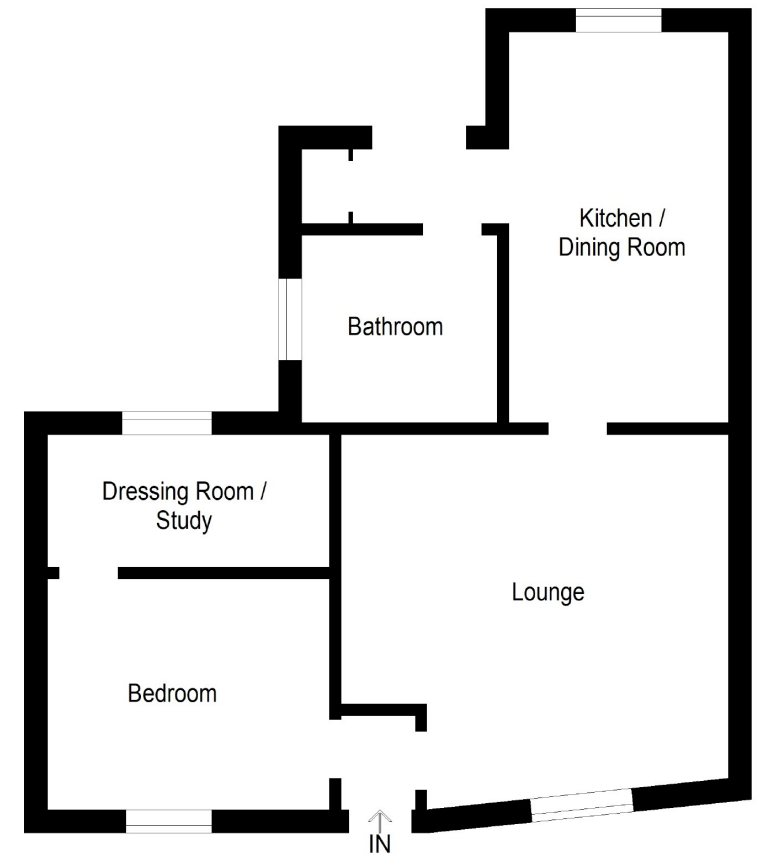


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T: 01333 310481

E: anstruther@thorntons-law.co.uk | www.thorntons-property.co.uk

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