



**ROLLOS**

**33 CHARLES STREET  
PITTENWEEM KY10 2QJ**

- Traditional mid-terraced villa
  - Well positioned in residential street
  - Easy access to local amenities
  - Excellent condition
- Vestibule, Hall
  - Lounge
  - Open plan dining kitchen
  - Four bedrooms
- Modern bathroom
  - Gas fired central heating
  - Sealed unit double glazing
  - Garden, Large garage with workshop

\*\*NOW REDUCED BY £5,000 BELOW HOME REPORT VALUE\*\*

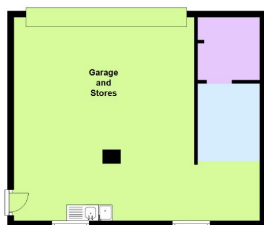
This lovely mid-terraced stone built villa is positioned in a popular area of Pittenweem within walking distance of all local amenities including the shops, cafés and restaurants of Pittenweems town centre, and to the primary school and harbour. Pittenweem is one of a string of pretty coastal fishing villages in the East Neuk of Fife and is within commuting distance of other larger centres including St Andrews, Cupar, Glenrothes, Kirkcaldy etc. Number 33 is a stone built traditional house with the advantages of a completely modernised and immaculately presented interior. There are many fine features including ornate corning, stain glassed windows and mosaic tiling in the vestibule. It benefits from gas fired central heating backed up with sealed unit double glazing throughout and has spacious accommodation on two floors. The lounge is positioned to the front of the property. It is a spacious room lined with a wooden floor and with a feature mantelpiece. It is fitted with a display alcove with shelves and a cupboard below and a window looks out to the front. The large dining kitchen is to the rear of the property within an extension and is open plan divided by a breakfast bar in the middle. The kitchen is well fitted with wall and floor units and integrated oven and hob. There are dual aspect windows that look out to the garden and provide lots of natural light and a door that opens to the garden. Also at ground floor level are two of the bedrooms and the family bathroom. Bedroom one is to the front of the property with a wall of wardrobes with hanging space and shelves. The second bedroom is positioned to the rear and is a spacious room which is currently used by the present owners as a playroom. The bathroom is well fitted with a modern suite comprising P shaped bath with over bath waterfall shower with second shower head from the mixer tap and fitted screen, a w.c and sink with vanity units below, and heated towel rail. It is extensively tiled. At first floor level are two bedrooms both of which are spacious double rooms with dormer windows to the front. There is access from both of these bedrooms to the eaves via a cupboard. Additional storage is found at ground floor where there is a large walk in cupboard off the hall. The property has gardens to front and rear. The front garden is separated from the street by a low stone wall with a path leading to the front door and laid out with stone chips for ease of maintenance. To the rear there is an area of patio closest to the house with the remainder of the garden chiefly laid out in lawn and is fully enclosed and surrounded by well stocked borders with shrubs, bushes and hedges. To the bottom of the garden is a gate opening to the rear track where there is vehicular access to the large double garage. The garage is spacious with more than enough room for two vehicles with extra storage space. It is plumbed with sinks to the rear and fitted with power and light. There is a large store area which could be used as a workshop. This is a beautiful family home and is presented in excellent decorative order and an early viewing is recommended.

ROOM SIZES		INCLUDED		VIEWING	
Lounge	4.46m x 5.49m (14'8" x 18'0")	All carpets and floor coverings		By Appointment Through Our St Andrews Office	
Dining Kitchen:		Blinds		Telephone	
Dining Area	3.07m x 3.38m (10'1" x 11'1")	Integrated oven and hob		01334 477700	
Kitchen Area	5.00m x 2.76m (16'5" x 9'1")			COUNCIL TAX BAND C	
Bedroom 1	4.81m x 3.33m (15'9" x 10'11")			EPC RATING D	
Bedroom 2	3.09m x 3.03m (10'2" x 9'11")			FLOOR AREA 134sq m	
Bathroom	2.31m x 1.84m (7'7" x 6'0")	SERVICES			
Bedroom 3	4.61m x 3.55m (15'1" x 11'8")	Gas			
Bedroom 4	4.55m x 3.55m (14'11" x 11'8")	Water			
		Electricity			
		Drainage			

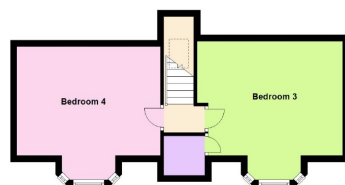




Ground Floor, demonstrative only



First Floor, demonstrative only



**ROLLOS**

*solicitors & estate agents*

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

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

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

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

Web site: [www.rollos.co.uk](http://www.rollos.co.uk)

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