



# 12 Bruce's Wynd, Pittenweem,

Anstruther, KY10 2PW

















## Summary

With its sought-after coastal village location in Pittenweem, this charming period terraced house boasts bright and airy accommodation with tastefully updated interiors against a backdrop of period features. The sunny home comprises two bedrooms, a spacious reception room with a press cupboard and a wood-burning stove, a dining kitchen with fitted units, a shower room with a towel warmer, and a family bathroom with a freestanding bath, handheld shower, and a towel warmer within easy reach, as well as excellent storage throughout. Outside, 12 Bruce's Wynd benefits from an enclosed rear garden, a versatile store/workshop and onstreet parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

### Features

- Terraced period house in Pittenweem
- Direct sea views from every floor
- Entrance hall with storage
- South-facing living room with log burner
- Well-appointed dining kitchen
- Sun-filled main bedroom with wardrobes
- Versatile second bedroom with sunny aspect
- Bathroom with a freestanding bath
- Modern shower room with a towel warmer
- Private rear garden
- Detached store/workshop
- On-street parking
- Gas central heating and traditional windows



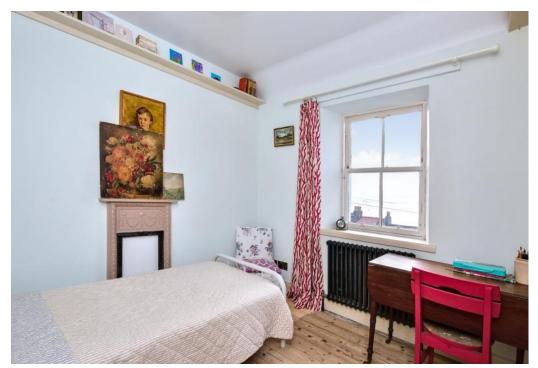
"A highly sought-after, charming home with two spacious bedrooms, a reception room, a dining kitchen and two bathrooms."

















"The property is a short walk from excellent amenities and scenic outdoor spaces, such as the historic Pittenweem Harbour."



# Floorplan

Store & Workshop Approx. 8.6 sq. metres (92.6 sq. feet) Ground Floor Approx. 33.0 sq. metres (355.2 sq. feet) Store/ Workshop 12'6" x 8'2" 3.80 x 2.50m Second Floor Approx. 33.3 sq. metres (358.5 sq. feet) Shower Room First Floor 6'4" x 5'11" Approx. 36.8 sq. metres (396.1 sq. feet) 1.92 x 1.80m Bedroom 1 14'1" x 12'2" Landing 4.28 x 3.72m Living Dining Room Kitchen 17'4" x 11'7" 15'10" x 12'8" 5.29 x 3.53m 4.83 x 3.86m Bedroom 2 9'4" x 8'5" Hall 2.84 x 2.56m Bathroom 8'4" x 8'2" 2.55 x 2.50m

Total area: approx. 103.1 sq. metres (1109.8 sq. feet)





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