



Offers Over £179,000
Srianach Wester Pitkierie
Anstruther, KY10 3JY



DELMOR
01333 421 816
leven@delmor.co.uk



Wester Pitkierie

Anstruther, KY10 3JY

Peace and tranquillity, Forming part of an old Farm steading (which although not associated with current owner, looks ripe for development), this Cottage bungalow enjoys a quiet, secluded position uninterrupted panoramic views over Anstruther and on to the Firth of Forth and Lothians beyond. Accommodation comprises; Hall, Lounge, semi open plan kitchen, two double bedrooms and family bathroom with bath/wet room. South facing garden and private parking for two cars to the front of the property. Double Glazing and LPG heating. Ideal for the discerning purchaser looking for the quieter country life.





Entrance and Hall

Access to the property is through attractive double UPVC and glazed external doors. The hall offers access to the lounge, family bathroom and both bedrooms. Partial tiled flooring. Two cupboards offer storage.

Lounge

A spacious well presented public room with window formation offering glorious views to the Firth of Forth, The May Island and Lothian Hills beyond. A further window looks to the front of the property. Recessed display alcove. Quality flooring. The room is separated from the kitchen by a feature arch.

Kitchen

The kitchen is semi open plan to the lounge and has a good supply of antique style pine floor and wall storage units, spice drawers, display cabinets, marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash backs. Integrated electric oven and four burner hob. Plumbing for automatic washing machine. A modern double glazed UPVC external door and window exit to the south facing garden.



Bedroom One

An excellent sized double bedroom, double aspect windows look to both the front and side of the property. Laminate flooring.

Bedroom Two

The second double bedroom. Window formation looks to the south (rear) Over sized attic hatch and Ramsay ladder leads to the main attic.

Family Bathroom

An extremely spacious family bathroom, converted to offer full wet room facilities (Shower area with self draining floor) plus a regular sized panel bath, extensive wet walling. Ceiling hatch accesses the central attic.

Garden

The gently sloping garden is south facing thus attracting sun for the main part of the day. The raised terrace offers terrific views over Anstruther to The Firth of Forth, May Island and Lothians beyond. To the front of the property there is private parking available for two cars.

Heating and Glazing

LPG central heating, Double Glazing.



Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel 01333 421816
www.delmor.co.uk
leven@delmor.co.uk

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

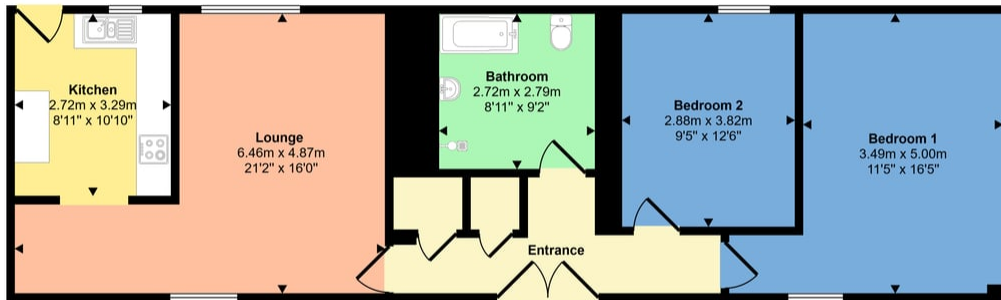
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.






Approx Gross Internal Area
86 sq m / 924 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmor.co.uk