



## 34 Abbey Wall Road

Pittenweem, Anstruther KY10 2NE

















## Summary

Situated in the sought-after fishing village of Pittenweem, this beautifully presented end-ofterrace house enjoys light-filled accommodation and neutral interior décor. The property is currently a successful holiday let with the versatile garage used as part of the arts festival. The coastal home comes with an attractive, contemporary kitchen, open-plan living/dining room, two double bedrooms, a three-piece bathroom, plus a lovely private garden with some sea views. The new owners will enjoy easy access to local amenities such as the picturesque Pittenweem Harbour, golf courses, shops, pubs, galleries, and transport links. Extras: all fitted floor and window coverings, light fittings, integrated and freestanding kitchen appliances as well as all other furniture and crockery are included in the sale.

### Features

- Fully furnished historic end-terrace cottage
- Set in the coastal village of Pittenweem
- Neutral interiors, in move-in condition
- Stone external steps to front door
- Entrance hallway with stairs
- Living/dining room with a fireplace
- Modern fitted kitchen
- Principal bedroom with bay window
- Double bedroom with garden views
- Three-piece family bathroom
- Generous private rear garden
- Private garage/arts festival studio
- Titrato garago, arto rootivai otaale
- Gas central heating throughout









# Floorplan

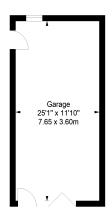
#### Garage (Ground Floor)

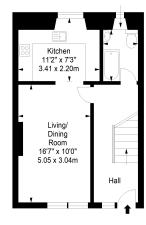
Approx. 27.7 sq. metres (298.2 sq. feet)

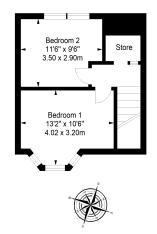
#### First Floor Approx. 39.6 sq. metres (426.2 sq. feet)

Second Floor Approx. 28.6 sq. metres (307.9 sq. feet)

#### Bathroom 7'3" x 4'11" 2.20 x 1.50m







Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

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