



22 University Terrace, Pittenweem, KY10 2PY  
Offers Over £130,000



# 22 University Terrace Pittenweem KY10 2PY

**OFFERS OVER**  
**£130,000**

---

22 University Terrace is a well presented, first floor apartment situated within a popular residential area in the charming East Neuk fishing village of Pittenweem. The property offers spacious accommodation and a well maintained, private, enclosed garden. The apartment is conveniently placed for access to Pittenweem's high street, which offers good amenities, whilst the picturesque harbour is within a short walking distance.

The accommodation comprises: hallway with stairs to an attic room, lounge, kitchen, two bedrooms and bathroom. The good-sized lounge has a feature fireplace with decorative recess and half section cupboard below, whilst a door connects to the kitchen. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complimentary work surfaces. Both bedrooms are doubles and one bedroom benefits from a built-in cupboard. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The apartment benefits from gas-fired central

heating and double glazing.

The enclosed garden to the rear has a small patio area, lawn and garden shed.

Rollos highly recommends an early inspection to appreciate the accommodation and location on offer.





- First floor apartment
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Floored attic area
- GFCH & DG
- Garden to rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, integrated kitchen appliances and garden shed will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

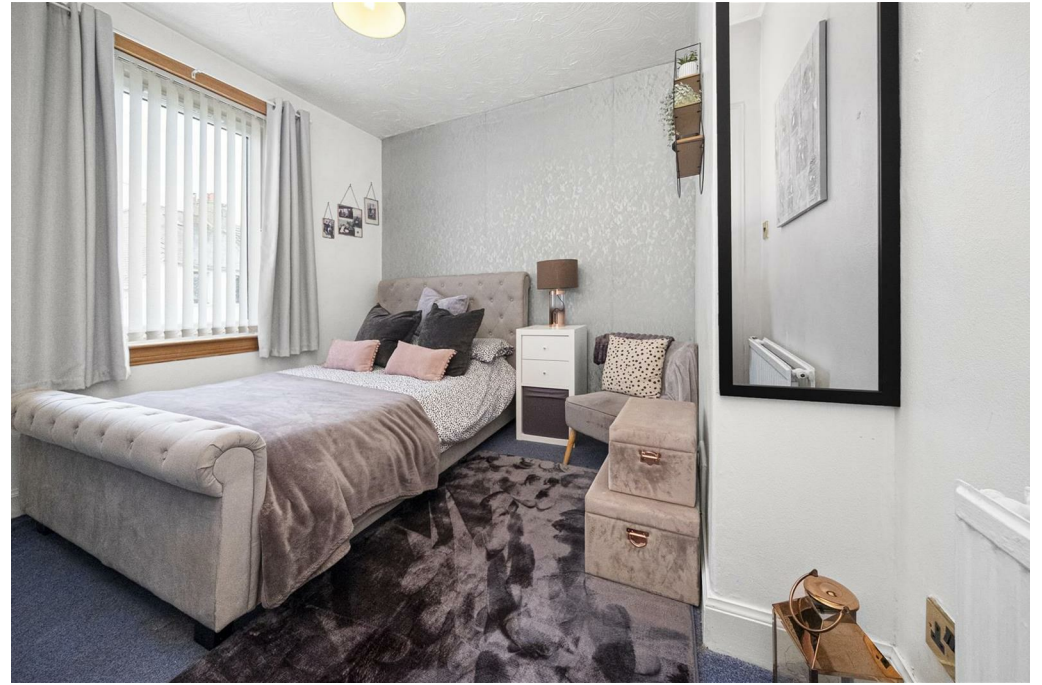
**COUNCIL TAX BAND A**

**EPC RATING: D**

**FLOOR AREA: 893.41 SQ FT**





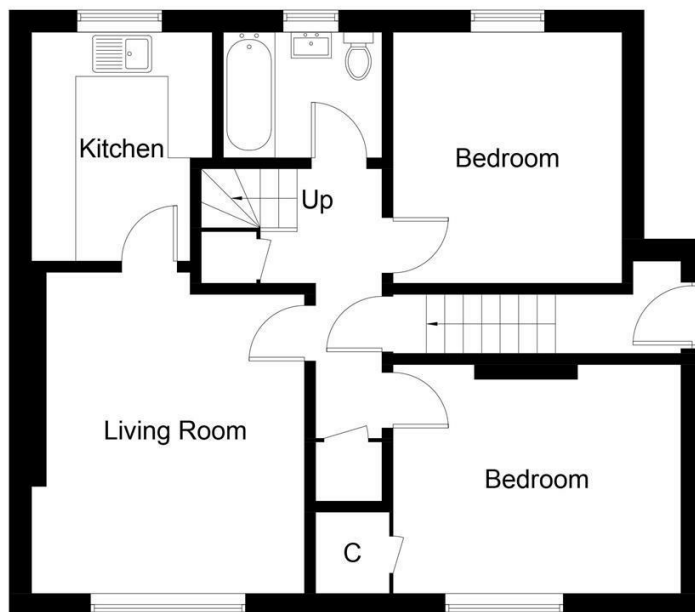


## Room Sizes

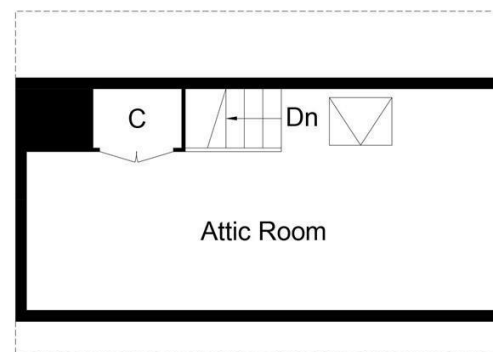
*Approximate measurements*

Lounge	15'5 x 10'9
Kitchen	9'1 x 8'10
Bedroom	12'10 x 8'11
Bedroom	10'1 x 9'3
Bathroom	6'2 x 5'10
Attic Room	21'0 x 9'11





**First Floor**



**Attic Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310979)



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.