



27 Queen Elizabeth Road, Pittenweem, KY10 2PU

Offers Over £400,000



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27 Queen Elizabeth Road is a particularly attractive, detached bungalow enjoying partial sea views towards the Bass Rock and is pleasantly situated within a popular residential area of Pittenweem. The bungalow is on a corner plot and benefits from off street parking, a garage and a driveway.

The property is conveniently placed for local amenities which include shops, restaurants, cafés and galleries whilst the village hosts a very popular, annual arts and craft festival. The picturesque beach, harbour and Fife Coastal Path are within a short walking distance.

The accommodation comprises: entrance vestibule, hallway, lounge, open plan kitchen / diner, conservatory, four bedrooms, master en-suite, and bathroom. The bright, dual aspect lounge has a window which enjoys views to the sea, feature fireplace and door to the diner. The modern kitchen has an integrated hob and oven, space for appliances, breakfast bar and floor and wall mounted units with glass splashback. Doors connect to the conservatory with a charming outlook over the rear garden. The master bedroom

has built-in furniture and a storage cupboard. The modern en-suite consists of WC, wash hand basin and shower cubicle. The impressive bathroom suite consists of WC, wash hand basin, corner bath and shower cubicle. The bungalow is tastefully decorated throughout.

The property benefits from gas-fired central heating and double glazing.

Externally, the landscaped garden to the front has a patio feature, various plants and shrubberies with a separate lawn and driveway, which connects to the integral garage. There is also space to provide further off-street parking, subject to lowering the kerb and planning. The garage has an electric door, light and power supply. The garden to the rear has a patio and decked seating areas with a summerhouse, offering light and power supply.

Rollo's recommend an early inspection to appreciate the accommodation and location on offer.





- Detached bungalow
- Lounge
- Conservatory
- Kitchen / Diner
- Master bedroom & En suite
- Three further bedrooms
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and summerhouse 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 F

EPC RATING: C

FLOOR AREA: 1194.79 SQ FT







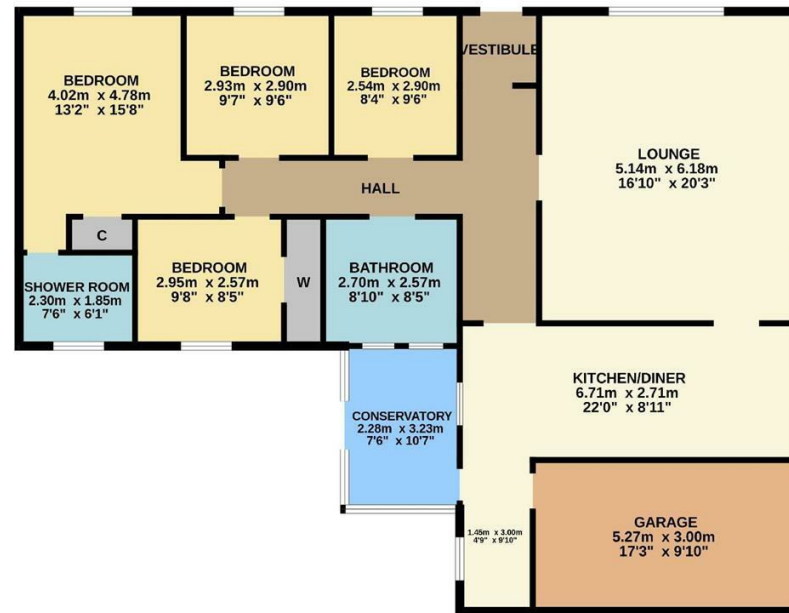
Room Sizes

Approximate measurements

Lounge	16'10" x 20'3"
Conservatory	7'5" x 10'7"
Kitchen	22'0" x 8'10"
Diner	4'9" x 9'10"
Master Bedroom	13'2" x 15'8"
En Suite	7'6" x 6'0"
Bedroom	9'7" x 9'6"
Bedroom	9'8" x 8'5"
Bedroom	8'3" x 9'6"
Bathroom	8'10" x 8'5"
Garage	17'3" x 9'10"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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