lindsays | for moving home

property.lindsays.co.uk



2 Pitlethie Cottage,
Leuchars, KY16 0DP







A spacious two-bedroom cottage with lots of potential in charming village of Leuchars

2 Bed | 1 Bath | 2 Reception

Situated in the popular village of Leuchars, 2 Pitlethie Cottage offers spacious accommodation all on one level and presents an excellent opportunity for buyers looking to create a wonderful home tailored to their own tastes. Benefitting from generous room sizes, attractive garden grounds and a double garage, this charming cottage combines comfortable living with exciting potential.

The accommodation is accessed via a welcoming hallway which leads to a bright and spacious lounge. Large patio doors flood the room with natural light and provide access to the front garden, creating a pleasant outlook and a wonderful space for relaxing and entertaining.

A separate dining room offers a versatile reception space, ideal for family meals or hosting guests. The fitted kitchen is fully functional and provides ample storage and workspace, whilst offering scope for modernisation to suit contemporary lifestyles. Off the kitchen, a useful porch provides access to the rear courtyard and side of the property.

The property boasts two generously proportioned double bedrooms, both offering excellent accommodation, with one bedroom further benefitting from extensive built-in wardrobe storage. Completing the internal accommodation is a tiled shower room.

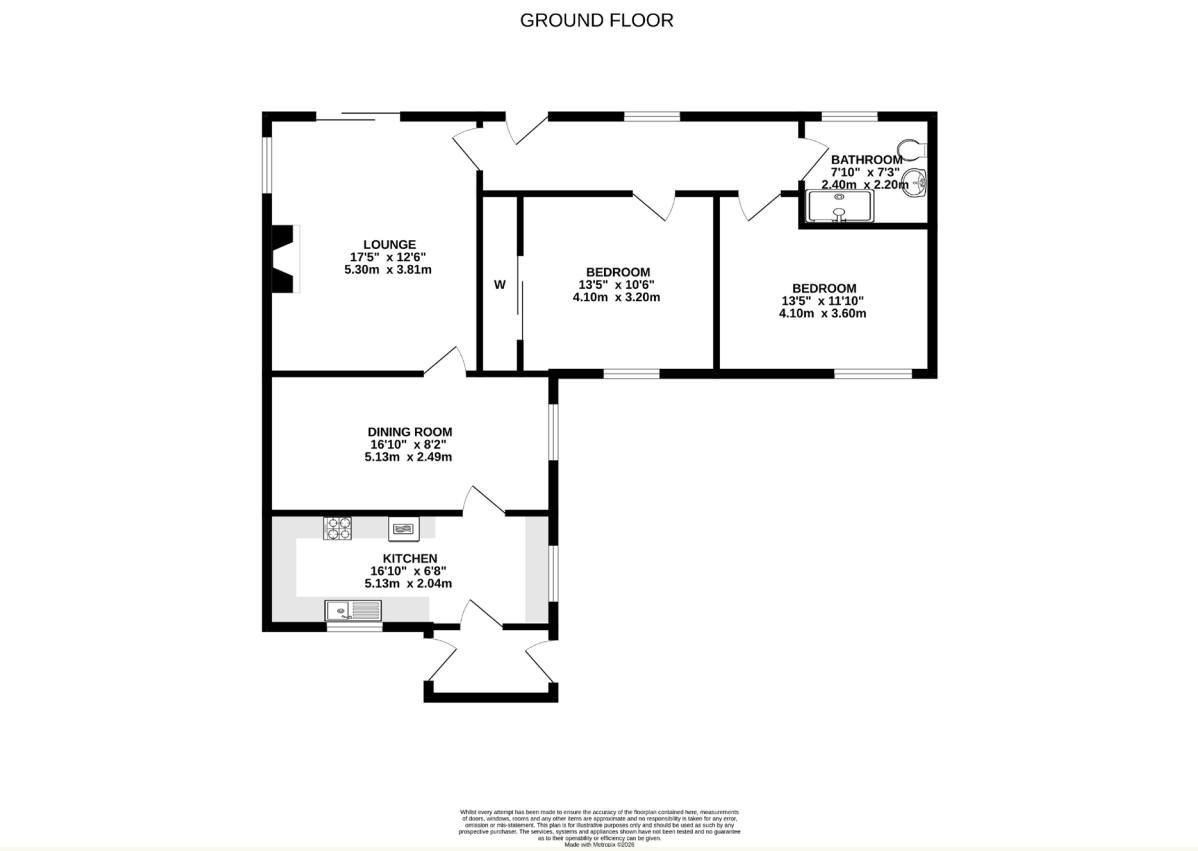
Externally, the property enjoys well-maintained gardens to the front, primarily laid to lawn with mature planting and a lovely patio seating area, perfect for enjoying the outdoors. To the rear is an attractive courtyard and drying area providing additional outdoor space with minimal maintenance.

A particular feature of the property is the substantial double garage located at the foot of the garden, with further on-street parking available nearby.

Features

- Hallway
- Lounge
- Dining Room
- Kitchen
- Porch
- 2 Double Bedrooms
- Shower Room
- Gardens
- Double Garage
- EPC Band D

Offers Over £185,000









Leuchars is a charming and well-connected North East Fife village, popular with families, professionals and commuters alike. Offering a range of everyday amenities including local shops, a primary school, healthcare facilities and cafés, the village provides an excellent balance of convenience and community living. Located just a short drive from the historic university town of St Andrews, residents enjoy easy access to world-renowned golf courses, stunning beaches, boutique shopping and an excellent selection of restaurants and leisure facilities.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01738 630222 perthproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.