

Thorntons
The right way to move

4 County Houses, Ladybank Road

Pitlessie,
KY15 7SL

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Property Summary

Enjoying countryside views from the front and rear, this upper flat in Pitlessie has been fully upgraded and modernised, with rewiring, replumbing, replastering and internal wall insulation all contributing to its finish. A private stair and landing lead to a living room with a wood-burning stove and built-in shelving, a stylish fitted kitchen with solid wood worktops, a ceramic 1.5 sink, a walk-in pantry and a dual-fuel Rangemaster cooker, two bedrooms, and a quality tiled shower room with a large rainfall shower. The property also benefits from 100% wool Berber carpeting, eco clay-paint throughout, a partially floored loft, a private rear garden with a patio, summerhouse and woodshed, a shared drying green, unrestricted on-street parking, electric wet-system central heating and double glazing.

Extras: The sale includes fitted carpets, blinds, shelving, shoe rack & coat hanging racks, light fittings, the Rangemaster cooker, dishwasher, fridge/freezer and washer/dryer.

Features

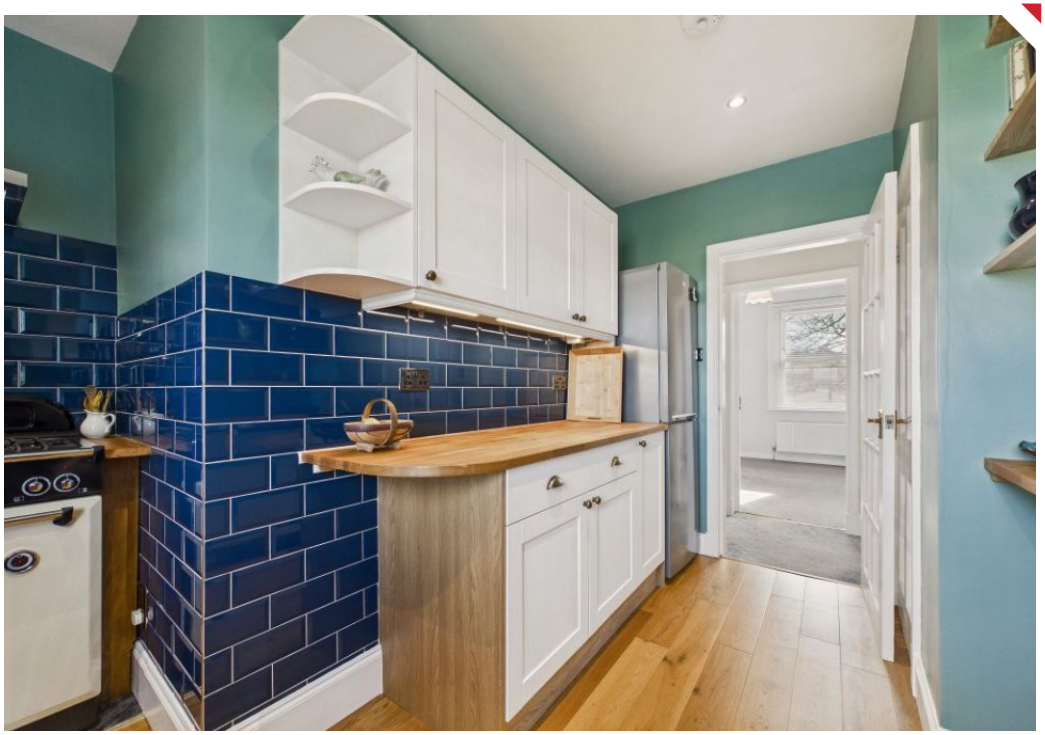
- Fully upgraded and modernised upper flat in Pitlessie
- Main-door entrance and private stair
- Scenic rural views from front and rear
- Sunny living room with wood-burning stove and built-in shelving
- Fitted kitchen with solid wood worktops
- Dual-fuel Rangemaster cooker and walk-in pantry
- Two double bedrooms with built in storage in one.
- Tiled shower room with large rainfall shower
- 100% wool Berber carpeting and eco clay-paint
- Private garden with patio, summerhouse and woodshed
- Shared drying green
- Unrestricted on-street parking
- Electric wet-system central heating and double glazing

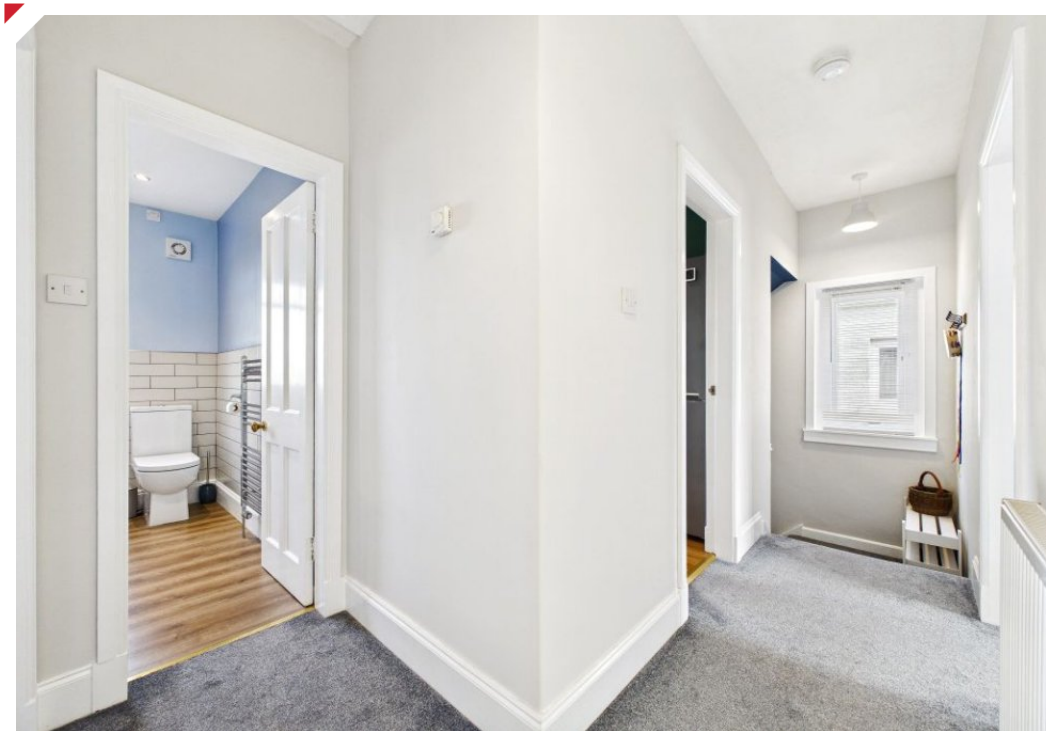


















Click here to take a virtual tour











Pitlessie

Pitlessie is a small village in central Fife, set amid rolling farmland in the Howe of Fife and well placed for those seeking a quieter country setting without feeling remote. Its scale gives it a peaceful, established character, while the surrounding lanes, fields and open views underline the rural appeal. The village sits within straightforward reach of other Fife communities, allowing a more relaxed pace of day-to-day living while keeping wider services close at hand.

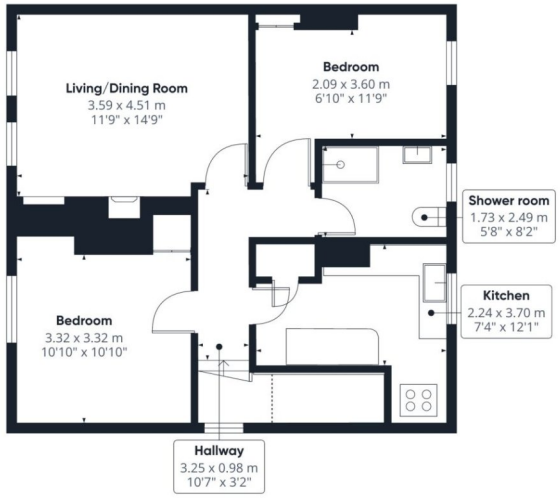
For everyday needs, nearby Ladybank and surrounding villages provide useful local amenities, while Cupar and Glenrothes offer a broader range of shops, supermarkets, cafés, healthcare, professional services and leisure facilities. The area also benefits from access to the wider attractions of Fife, with scenic countryside walks and cycle routes close by and further opportunities for golf, fitness and days out across the region. The village's position also places much of north-east Fife within accessible reach by road. St Andrews, with its historic streets, university setting and renowned coastline, is also within comfortable driving distance, broadening the choice for shopping, dining and recreation.

Schooling is available within the local catchment and in nearby towns, with a wider choice of primary and secondary education across the Cupar and Glenrothes area. For commuters, Pitlessie is convenient for the A91 and the wider Fife road network, giving access to Cupar, St Andrews, Glenrothes, Dundee and Edinburgh. Rail services from Ladybank and Markinch add another practical option for travel into larger centres, while regular bus routes help connect the village with neighbouring communities.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

60 m²

645 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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