

New Homes at Rosie View



Location

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East Wemyss is a village situated on the South coast close to the neighbouring town of Kirkcaldy, 40 minutes from both Edinburgh and St Andrews with good public transport links to both. Daily mainline (10min) railway connections between Kirkcaldy & Edinburgh in addition to the A92 dual carriageway to both and Dunfermline and surrounding area make it ideal for city shopping and employment. Also, within walking distance, local amenities within the village include a selection of convenience stores, primary school, Post Office, library and bowling club. Gym and swimming leisure facilities are a short drive away in both Kirkcaldy & Leven.



For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the North of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground, and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools. Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 North towards Dundee and South to Dunfermline and Edinburgh.

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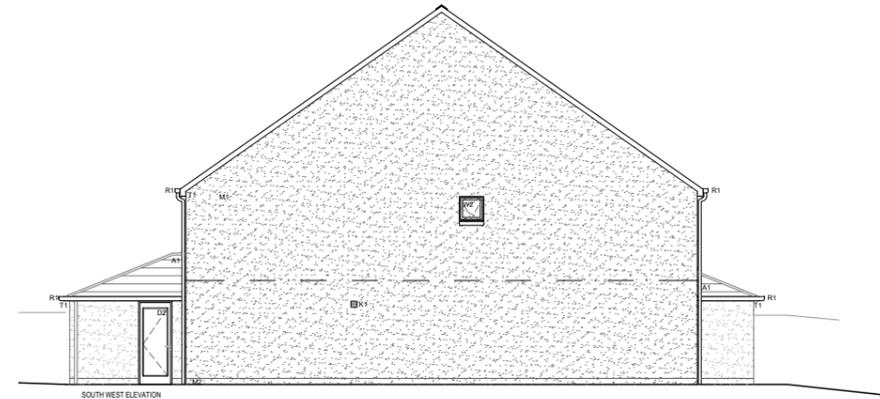
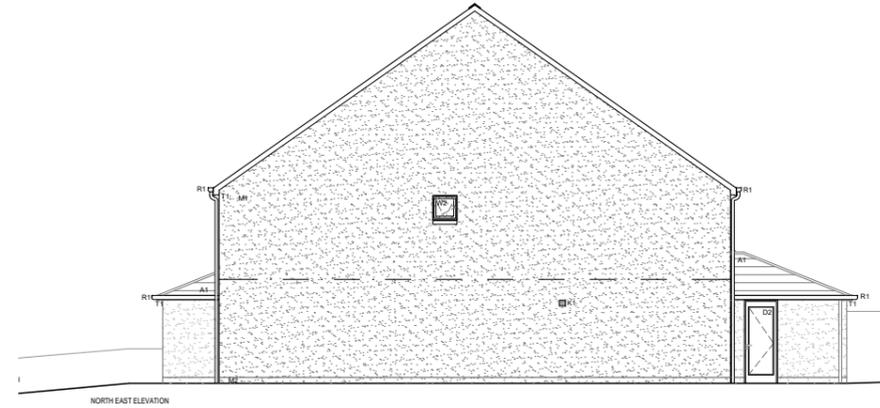
EAST WEMYSS



EAST WEMYSS TOWARDS KIRCALDY



GABLE ELEVATIONS



McEwan Fraser Legal are delighted to bring to the open market, four semi-detached four bedroom family homes.

Due to the excellent and exclusive location, we feel demand will be high for these properties.

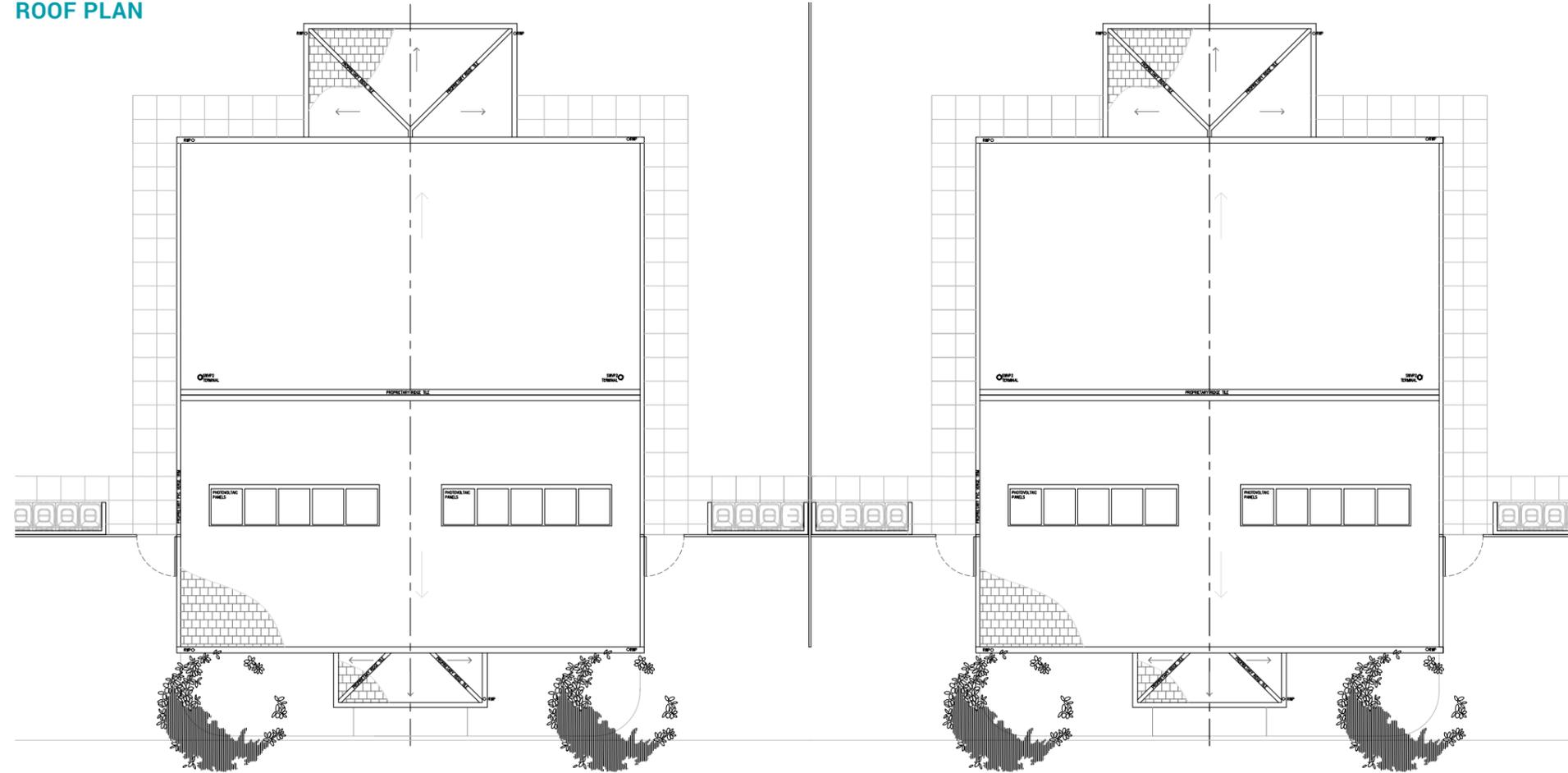
ALL FOUR PROPERTIES CONSIST OF:

- **LOUNGE**
- **KITCHEN/DINER**
- **FOUR BEDROOMS**
- **BATHROOM**
- **EN-SUITE**
- **WC**
- **FRONT AND BACK GARDENS**
- **PRIVATE DRIVEWAY AND PARKING AREA**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**

CGI IMAGE OF HOMES



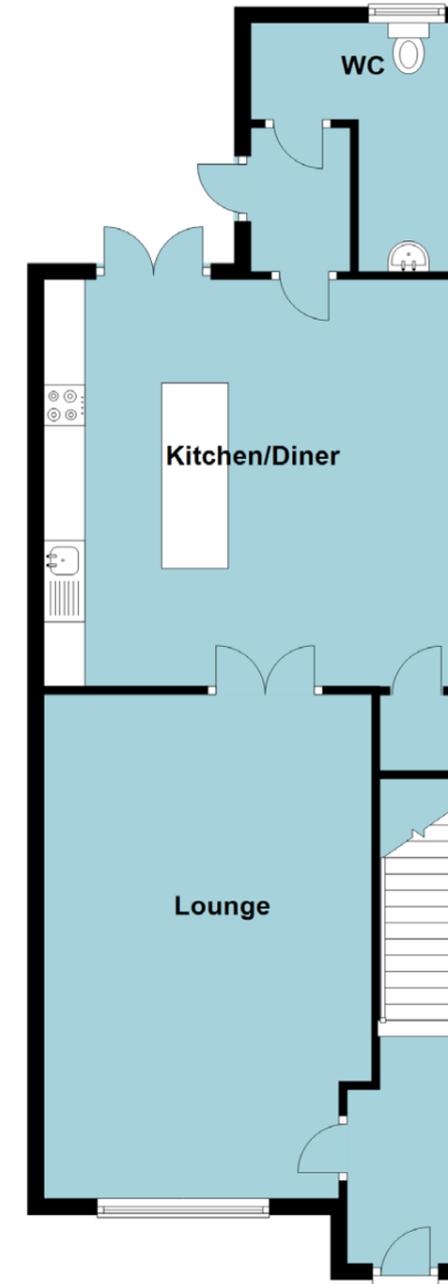
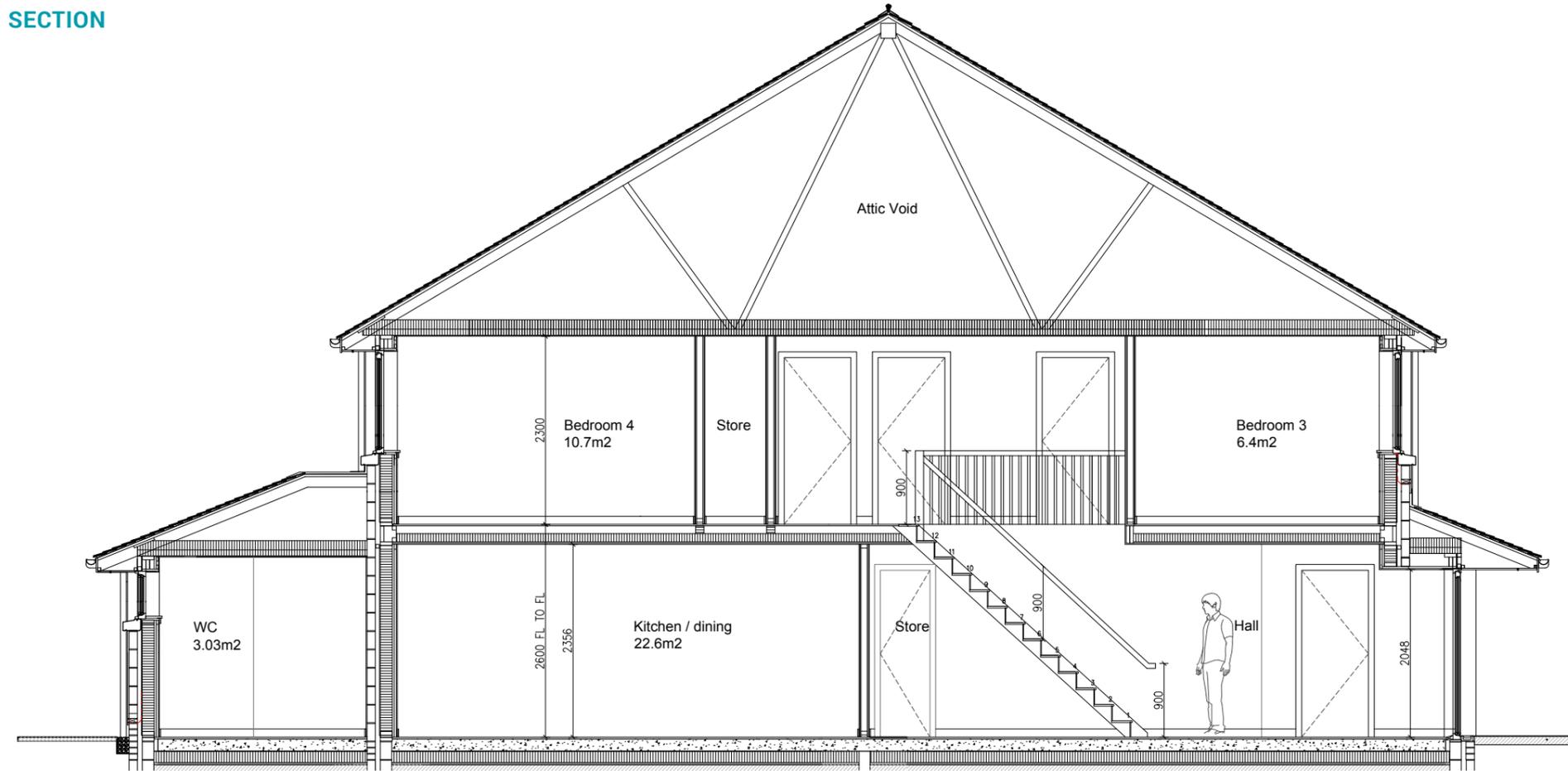
ROOF PLAN



FRONT & REAR ELEVATIONS



SECTION



PROPERTIES 1&3



PROPERTIES 2&4

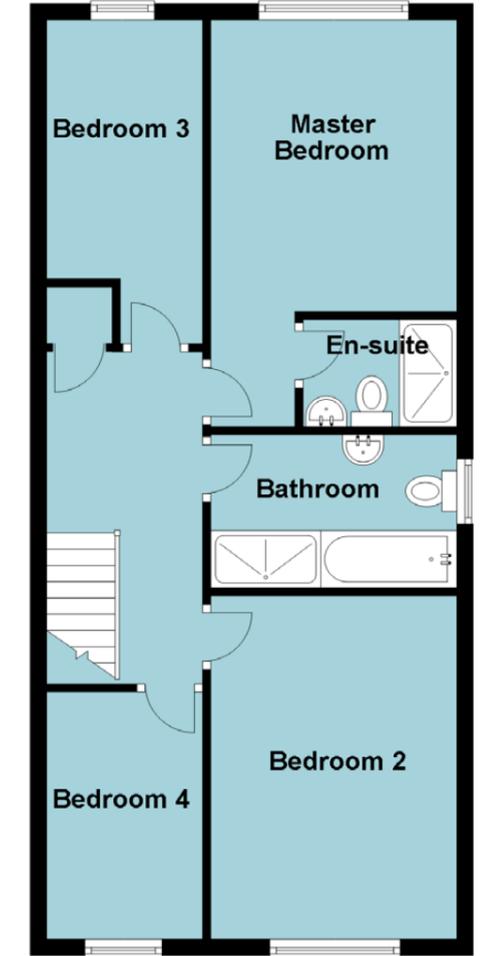




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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Available**

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Text and description
GRAEME NIMMO
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer