

1 Happies Close

WEST WEMYSS, KIRKCALDY, KY1 4TB



A beautiful two-bedroom home with sea views



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1 Happies Close is a beautiful two-bedroom corner home in a highly desirable area, the property is in truly walk-in condition.

THE LOUNGE



The entrance to the property is through a double-glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the rear with access to the gardens.

THE KITCHEN



The kitchen is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances. A handy WC is also located on this level.





A staircase to the second floor gives access to the family bathroom with a white three-piece suite and shower. There are two spacious bedrooms on this level with views across the sea and countryside. This completes the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

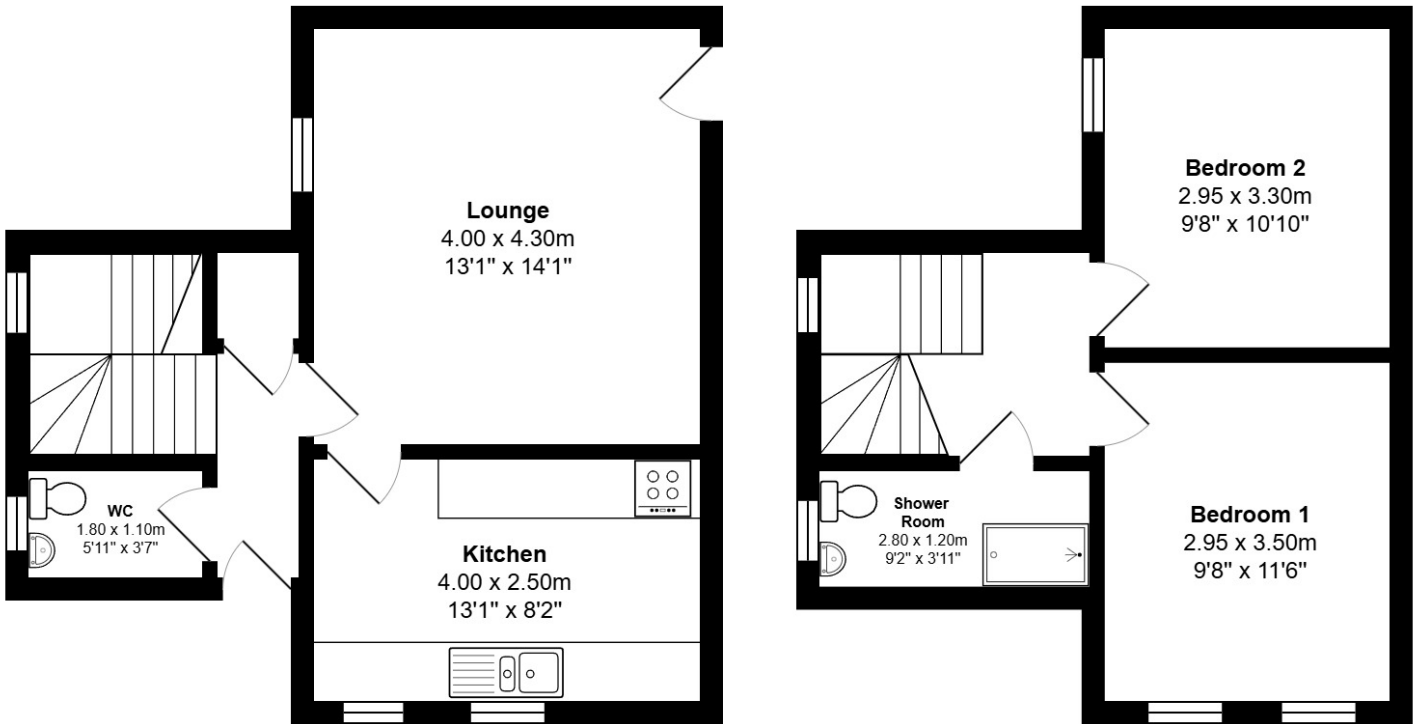


The property further benefits from a floored attic space, double glazing, gas central heating and parking to the front. This is a must-see to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 87m² | EPC Rating: D



THE LOCATION

The property is located in West Wemyss. It is well placed for Kirkcaldy which offers a wide range of shopping recreational facilities and amenities including a theatre, a museum and a library.





There are nursery, primary, secondary and further education facilities. The town has its own town centre bus and rail station, which offers links from Edinburgh to Dundee. It is well placed for motorway access with a network of selections of parks and with beverage park incorporating a boating lake. There is a fantastic retail park only a ten-minute drive away.



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