




McEwan Fraser Legal

Solicitors & Estate Agents

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16 The Cross

WEST WEMYSS, KIRKCALDY, KY1 4SU

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.

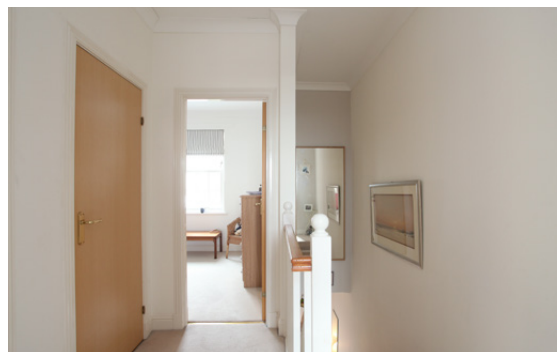


The entrance to the property is through a double-glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window looking out to the front garden. The dining area is a good size and offers space for table and size chairs for dining. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances with access to the rear gardens, also on this level there is a handy WC.

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

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





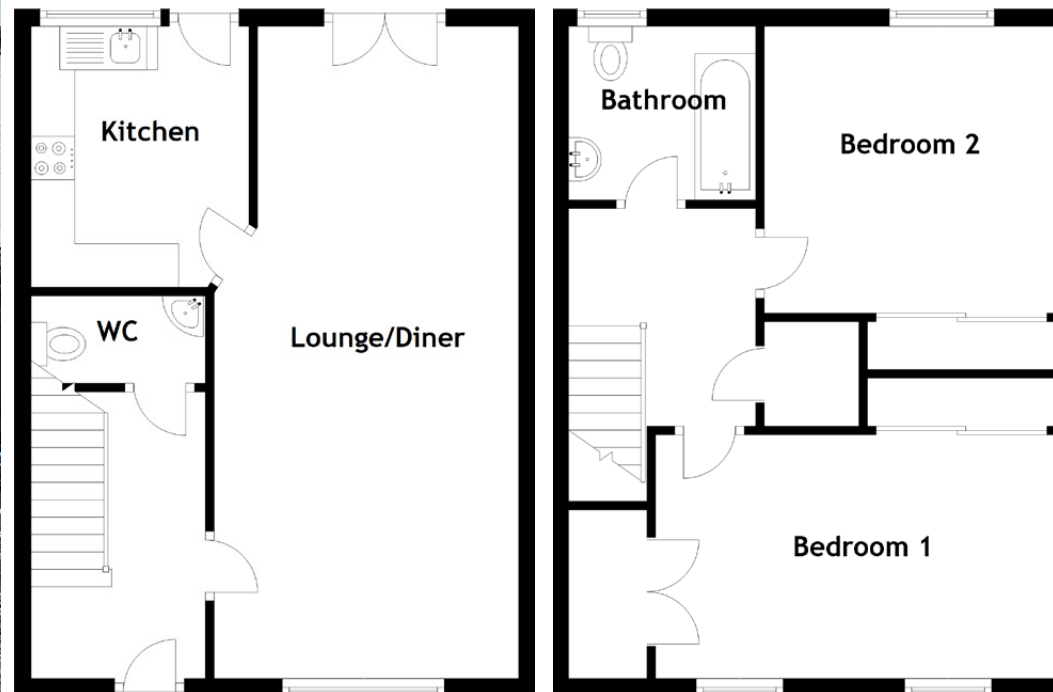
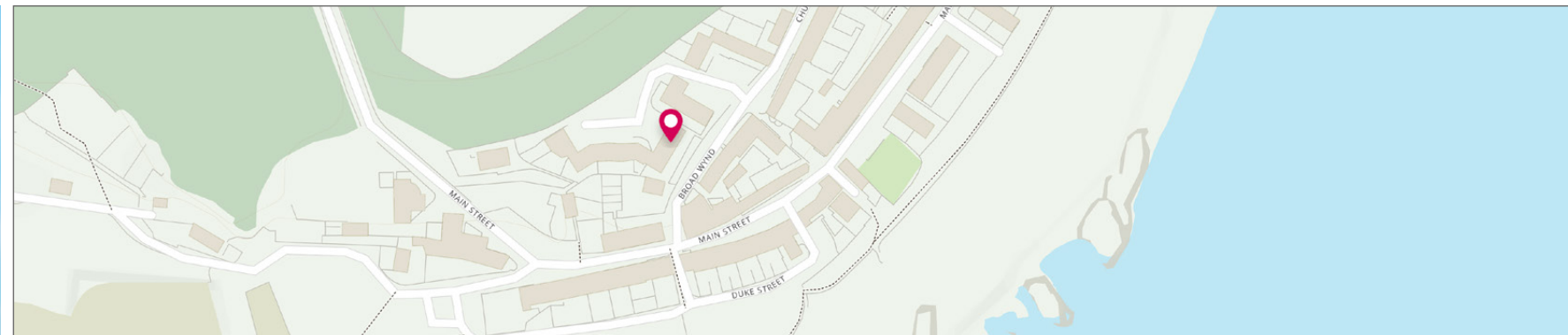
BEDROOM 2 VIEW



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Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.50m (8'3")
WC	2.00m (6'7") x 1.00m (3'4")
Bedroom 1	4.60m (15'1") x 2.80m (9'2")
Bedroom 2	3.35m (11') x 3.30m (10'10")
Bathroom	2.15m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 78m²

EPC Rating: C




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