





# 23 KINGS LAW

East Wemyss is a village situated on the South coast close to the neighbouring town of Kirkcaldy. For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the North of Dunfermline and the Forth Bridges.

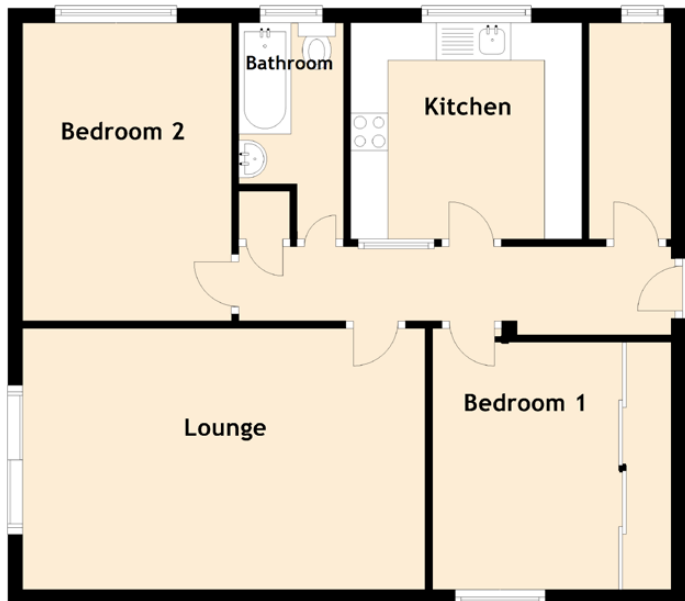
Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming 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.

McEwan Fraser Legal are delighted to present to the market this spacious two bedroom, ground floor flat that is presented to the market in move in condition. The apartment is entered via a welcoming hall and provides access to all rooms including one useful storage cupboard. The living room is flooded with natural light and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space. The generous sized master bedroom benefits from having plenty of space for free-standing units. Bedroom two also benefits from having a large window which floods the room with natural light. In addition there is a good sized, modern, partially tiled family bathroom. This property also benefits from: gas central heating, full double glazing, secure door entry system and own private garden area as well as communal garden space surrounding the property.



# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



Image credit: <https://www Ordnance Survey.co.uk/omaps/>

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