

45 Alexander Street

EAST WEMYSS, KIRKCALDY, FIFE, KY1 4QH



Excellent three-bedroom upper villa



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We are delighted to offer onto the open market this spacious and recently renovated four in a block three double bedroom flat.

THE LOUNGE



The property's entrance can be found to the side and up a flight of stairs to the entrance hall which gives access to all rooms and loft space. The lounge enjoys a front aspect and is a generous size and shape with laminated wood flooring. The kitchen enjoys a modern range of eye and base-level cupboards with roll-top work surfaces incorporating a single bowl sink unit with a mixer tap and drainer. The kitchen also has a built-in oven with a ring hob above and extractor, space for an upright integrated fridge freezer, a built-in washing machine and a small table and chairs.

THE KITCHEN





The three bedrooms are all doubles one of which has small press cupboard. The family three-piece refitted bathroom is finished off in a white suite with a side aspect uPVC window.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

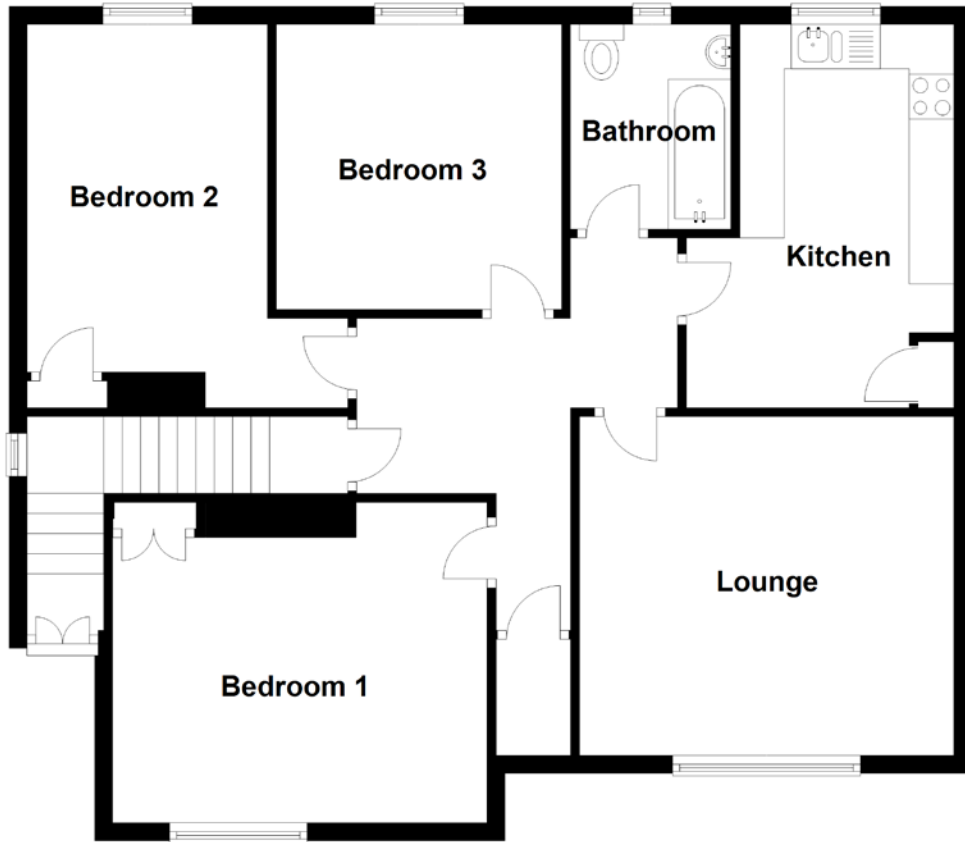


The property features gardens in two distinct areas, including a secluded garden at the back with flower and shrub borders, complemented by a lawned area. This would make a great first-time purchase or a Buy-To-Let option bringing in a decent income.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



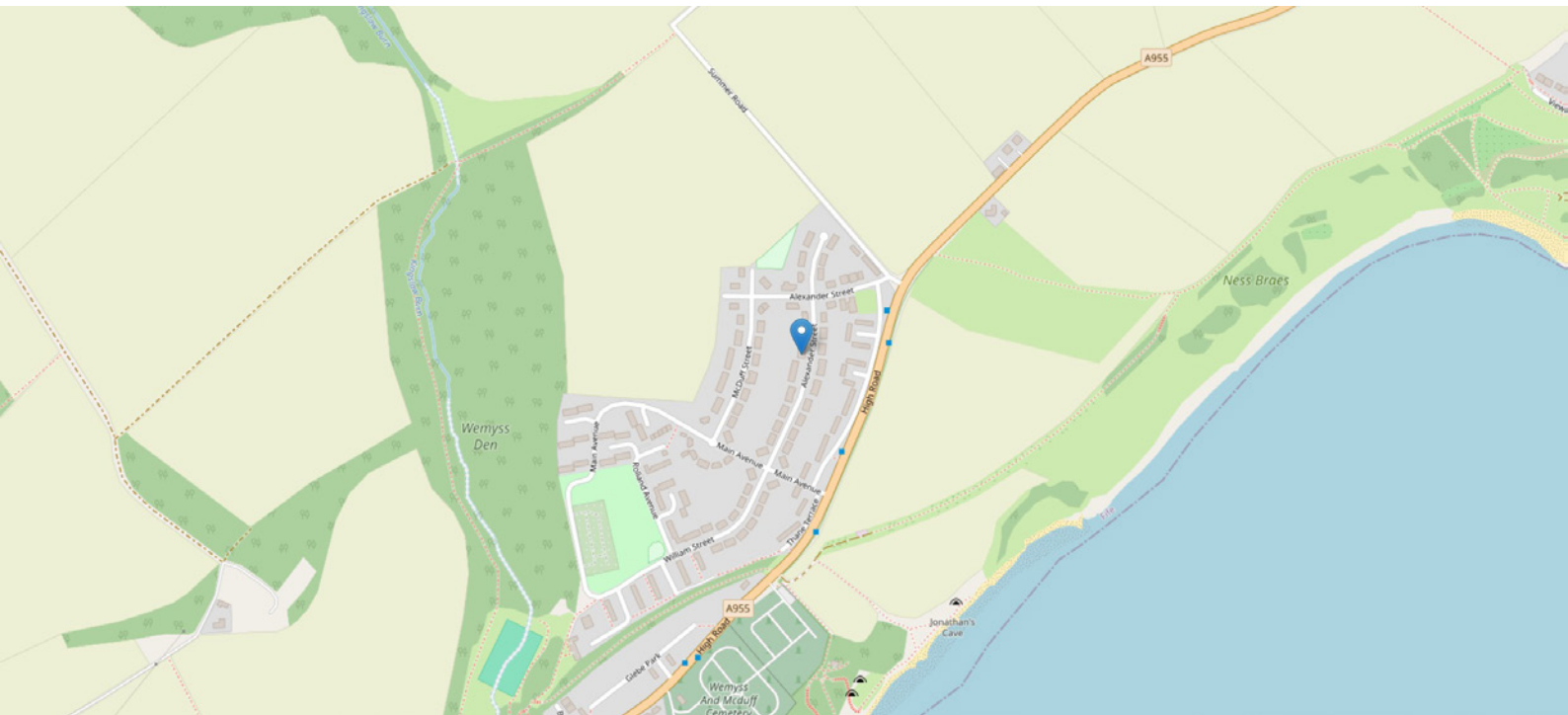
Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.30m (7'6") x 1.80m (5'11")
Bedroom 1	4.20m (13'10") x 3.60m (11'10")

Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")

Gross internal floor area (m²): 96m² | EPC Rating: C

Extras: Floor coverings, light fittings, and window dressings.



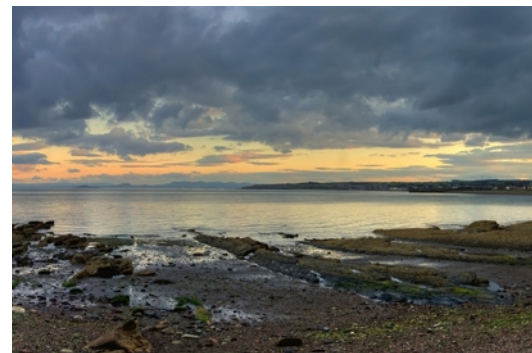
THE LOCATION

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 is 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 from the 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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