



36 Main Street, West Wemyss, Kirkcaldy, KY1 4SW

Offers Over £240,000

IMMACULATE 2 Bedroom Terraced Villa located ON THE FIFE COASTAL PATH with STUNNING SEA VIEWS, off street parking, and a beautiful enclosed rear garden offering village life. Within walking distance of West Wemyss Harbour, and a short drive to local Primary School, and Leven and Kirkcaldy for the Train Station, Beaches, Golf Courses, Retail Parks and High Street. Accommodation: Hall, lounge, dining kitchen, W.C, 2 double bedrooms, and a shower room. SG. GCH. Driveway. EV charge point. Garden. Off street parking. Cellar/Workshop. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

ENTRANCE VESTIBULE

Access is via a timber door into the shared vestibule. Vinyl flooring. Composite Door leads into the kitchen.

DINING KITCHEN

11'10" x 12'9" (3.61m x 3.89m)

Contemporary dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand with tiled splashback. Integrated appliances include a gas hob, extractor fan above and an oven below, dishwasher, and a fridge. Ample space for white goods and dining furniture. Single-glazed sash and case window with secondary glazing to the front. Radiator. Engineered Wood flooring. Doorways lead to the W.C and lounge.

LOUNGE

12'7" x 13'5" (3.86m x 4.10m)

Spacious lounge with 2 double-glazed sash and case windows with secondary glazing to the rear with stunning sea views. Log Burner mounted on a slate hearth. Under stair cupboard provides storage. 2 Radiators. Engineered wood flooring. Doorway leads to the inner hall.

W.C

6'2" x 2'11" (1.88m x 0.91m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin. Partially tiled. Heated towel rail. Tiled flooring.

INNER HALL

Carpeted stairs with a timber balustrade lead to the upper landing. Tiled flooring. Composite door with double-glazed inlets leads to the rear garden.

UPPER LANDING

Cupboard provides shelving/storage space. Carpeted.

BEDROOM 1

14'7" x 9'5" (4.47m x 2.88m)

Spacious double bedroom with 2 double-glazed sash and case windows with secondary glazing to the rear with stunning sea views. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Hatch provides access to the partially floored roof space with provision for light, accessed via a fixed timber ladder. 2 Radiators. Carpeted.

BEDROOM 2

16'4" x 8'11" (4.99m x 2.74m)

Additional double bedroom with 2 single-glazed sash and case windows with secondary glazing to the front. Cupboard provides shelving/storage space. Radiator. Timber flooring.

SHOWER ROOM

6'7" x 6'2" (2.01m x 1.89m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower with rainfall shower head and a thermostatic shower. Partially tiled. Heated towel rail. Vinyl flooring.

GARDEN

The landscaped rear garden is low maintenance with areas of artificial lawn and raised beds with mature shrubs and flowers. Flexible social space for patio furniture and a BBQ area. Enclosed within a timber fence and stone wall surround, this garden offers a relaxing space to enjoy the sunshine and sea views with family and friends. Paved and stone pebble driveway provides off-street parking with an EV charge point. Timber gate leads to the Fife Coastal Path. Timber door leads to the cellar / workshop. Hot and Cold external taps.

CELLAR / WORKSHOP

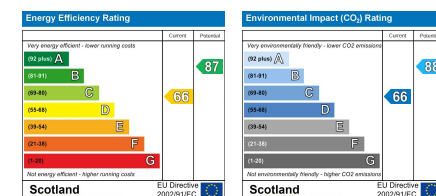
Cellar currently utilised as a workshop. Provision for light and power with concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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