



2 Chemiss Crescent, East Wemyss, Fife, KY1 4EU

Offers Over £350,000



IMMACULATE 5 Bedroom 3 Bathroom Detached Villa FINISHED TO AN EXTREMELY HIGH STANDARD with SPACIOUS AND MODERN INTERIORS, off street parking, integrated garage and a beautiful enclosed rear garden. Located within a short drive to local amenities, Wemyss Harbour, local Primary / Secondary Schools, Leven and Kirkcaldy Train Station, and close to Fife's Stunning Coastal Path, Beaches and Golf Courses. Making this an ideal family home. Accommodation: Hall, lounge, dining kitchen, utility room, W.C, 2 ensuite bedrooms, 2 further double bedrooms, a good-sized single bedroom and a bathroom. DG. GCH. Solar panels. Garden. Off street parking and an Integrated garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Radiator. Laminate flooring.

LOUNGE

15'7" x 12'1" (4.76m x 3.70m)

Spacious lounge with a double-glazed window to the front. Radiator. Laminate flooring.

DINING KITCHEN

23'11" x 11'1" (7.30m x 3.39m)

Contemporary dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula unit provides a social cooking area and dining space with additional storage below. Integrated appliances include an induction hob, eye level oven, microwave, quooker tap, dishwasher and a fridge/freezer. Ample space for dining furniture. 2 double-glazed windows to the rear overlooking the garden. Radiator. Laminate flooring. Doorway to the utility room. Doorway leads to the integrated garage. Double-glazed patio doors provide access to the rear garden

UTILITY ROOM

6'9" x 5'6" (2.06m x 1.70m)

Convenient utility room with wall mounted and floor standing units with a stainless steel sink and space for freestanding appliances. Double-glazed window to the side. Radiator. Laminate flooring. Doorway to the W.C and a composite door leads to the rear garden.

W.C

5'8" x 3'10" (1.74m x 1.19m)

Contemporary 2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space. Radiator. Carpeted.

MASTER BEDROOM

16'0" x 11'8" (4.89m x 3.57m)

Spacious double bedroom with 2 double-glazed windows to the front. Walk-in cupboard provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'9" x 5'1" (2.07m x 1.57m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic shower. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Tiled flooring.

BEDROOM 2

12'7" x 9'4" (3.86m x 2.87m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

8'6" x 7'6" (2.60m x 2.29m)

Single bedroom currently utilised as a home office. Double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 4

10'1" x 8'6" (3.08m x 2.60m)

Further double bedroom with 2 double-glazed windows to the rear. Radiator. Carpeted.

BEDROOM 5

13'1" x 10'1" (4.01m x 3.08m)

Second ensuite bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'0" x 5'0" (2.14m x 1.53m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Tiled flooring.

BATHROOM

8'7" x 6'2" (2.63m x 1.90m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors and a thermostatic shower. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

To the front of the property is low maintenance providing off street parking for several vehicles with access to the integrated garage. A timber gate to the side leads to the rear garden. The landscaped rear garden is low maintenance with areas of lawn and paving, paved patio areas provide the ideal spot for garden furniture to relax and enjoy entertaining family and friends in the sun. Enclosed within a timber fence surround.

GARAGE

19'7" x 10'0" (5.99m x 3.06m)

Good-sized garage accessed via an electric up and over door provides secure parking with ample additional storage space. Wall mounted gas central heating system boiler and hot water cylinder. Provision for light and power with concrete flooring.

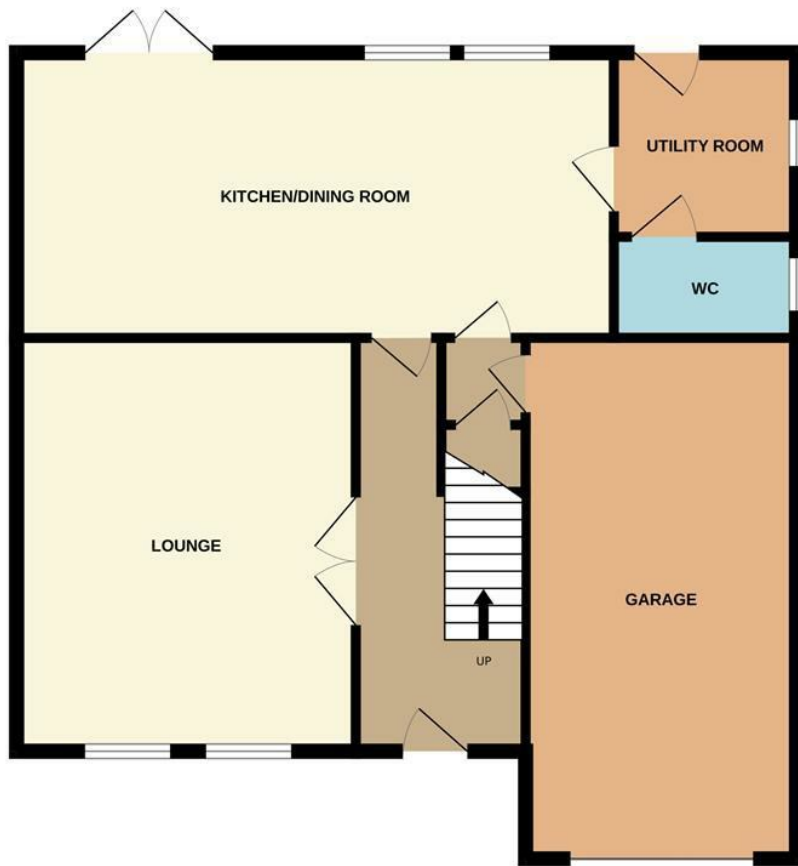
AGENTS NOTES

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





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 (A)		85	86
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100 (A)		83	85
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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