



**2 Kinraig View, West Wemyss, Kirkcaldy, KY1 4SS**

**Offers Over £155,000**





SPACIOUS 3 Bedroom Mid-Terraced Villa offering Village Life and the OPPORTUNITY TO ADD VALUE with a garden terrace and FANTASTIC SEA VIEWS. Within walking distance of West Wemyss Harbour, and a short drive to the local Primary School. Leven and Kirkcaldy nearby for the Train Stations, Beaches, Golf Courses, Retail Parks and High Street. Accommodation: Hall, lounge, sun porch, breakfasting kitchen, 2 double bedrooms, box room and a shower room. DG. GCH. Patio Garden. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **HALL**

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Cupboard provides hanging/storage space. Dado rail. Radiator. Tiled flooring. UPVC door with opaque double-glazed inlets provides access to the rear courtyard.

## **LOUNGE**

16'7" x 10'9" (5.08m x 3.29m)

Good-sized lounge with a double-glazed window to the rear with a stunning view across the Firth of Forth. Feature stone fireplace with an electric fire. Ceiling roses. Radiator. Laminate flooring. Double-glazed patio doors lead to the sun porch.

## **SUN PORCH**

7'4" x 4'8" (2.25m x 1.43m)

Great space to sit and enjoy the view of the sea. Electric heater. Laminate flooring. Timber glazed door leads to the garden.

## **BREAKFASTING KITCHEN**

10'9" x 9'8" (3.30m x 2.95m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with an extractor fan above and an oven below with additional space for freestanding appliances. Fixed breakfasting bar provides a dining space. Double-glazed windows to the front and side. Radiator. Tiled flooring.

## **UPPER LANDING**

Cupboard houses the gas central heating condensing combi boiler. Dado rail. Carpeted.

## **BEDROOM 1**

13'10" x 10'9" (4.24m x 3.30m)

Spacious double bedroom with a double-glazed window to the rear with stunning views across the Firth of Forth. Radiator. Carpeted.

## **BEDROOM 2**

7'1" x 6'9" (2.17m x 2.08m)

Single bedroom ideal for use as a home office / or a nursery. Double-glazed window to the rear with a sea view. Radiator. Carpeted.

## **BEDROOM 3**

10'10" x 10'0" (3.31m x 3.06m)

Additional good-sized double bedroom with a double-glazed window to the side with views toward West Wemyss Harbour. Radiator. Carpeted.

## **SHOWER ROOM**

7'5" x 4'10" (2.28m x 1.48m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Hatch provides access to the roof space. Fully tiled. Heated towel rail. Tiled flooring.

## **GROUND**

To the rear of the property is a low maintenance terrace garden with metal safety railings. There is ample space for garden furniture to relax and enjoy time in the sun with a stunning uninterrupted view of the Firth of Forth. External cupboard provides storage space.

## **AGENTS NOTES**

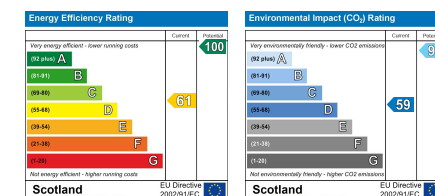
Please note that all room sizes are measured approximate to widest points.











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