



28 Main Street, West Wemyss, West Wemyss, Fife, KY1 4SW

Offers Over £210,000



IMMACULATE 2 Bedroom Terraced Villa located ON THE FIFE COASTAL PATH with STUNNING SEA VIEW, in move in condition with Off Street Parking and a tranquil garden offering an Idyllic Lifestyle. Located within walking distance of West Wemyss Harbour and a short drive to the Local Primary School and Leven / Kirkcaldy for the Train Stations, Beach, Retail Parks, and Golf Courses. Accommodation: Hall, lounge, breakfasting kitchen, 2 double bedrooms, bathroom and a downstairs W.C. SG. GCH. Garden. Off Street Parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a communal entrance with a timber door leading into the inner hallway. Carpeted.

LOUNGE

13'7" x 10'1" (4.15m x 3.08m)

Good-sized lounge with 2 double-glazed windows to the rear with a stunning sea view and plantation style shutters. Cupboard provides storage space. 2 radiators. Laminate flooring.

BREAKFASTING KITCHEN

10'1" x 9'1" (3.08m x 2.77m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for several freestanding appliances and dining furniture. Wall mounted gas central heating condensing combi boiler. 2 single-glazed sash and case windows to the front with plantation style shutters. Radiator. Laminate flooring.

W.C

6'1" x 2'11" (1.87m x 0.91m)

2-piece suite comprising: W.C and a wash hand basin. Carpeted.

UPPER LANDING

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

BEDROOM 1

10'0" x 9'7" (3.05m x 2.94m)

Bright double bedroom with 2 double-glazed sash and case windows to the rear with a stunning uninterrupted sea view across the Firth of Forth. Built-in wardrobe provides shelving/hanging/storage space and houses the alarm system. Radiator. Carpeted.

BEDROOM 2

16'1" x 9'9" (4.91m x 2.99m)

Additional double bedroom with 3 single-glazed sash and case windows to the front. Cupboard provides shelving/storage space. Radiator. Carpeted.

BATHROOM

6'7" x 6'3" (2.02m x 1.92m)

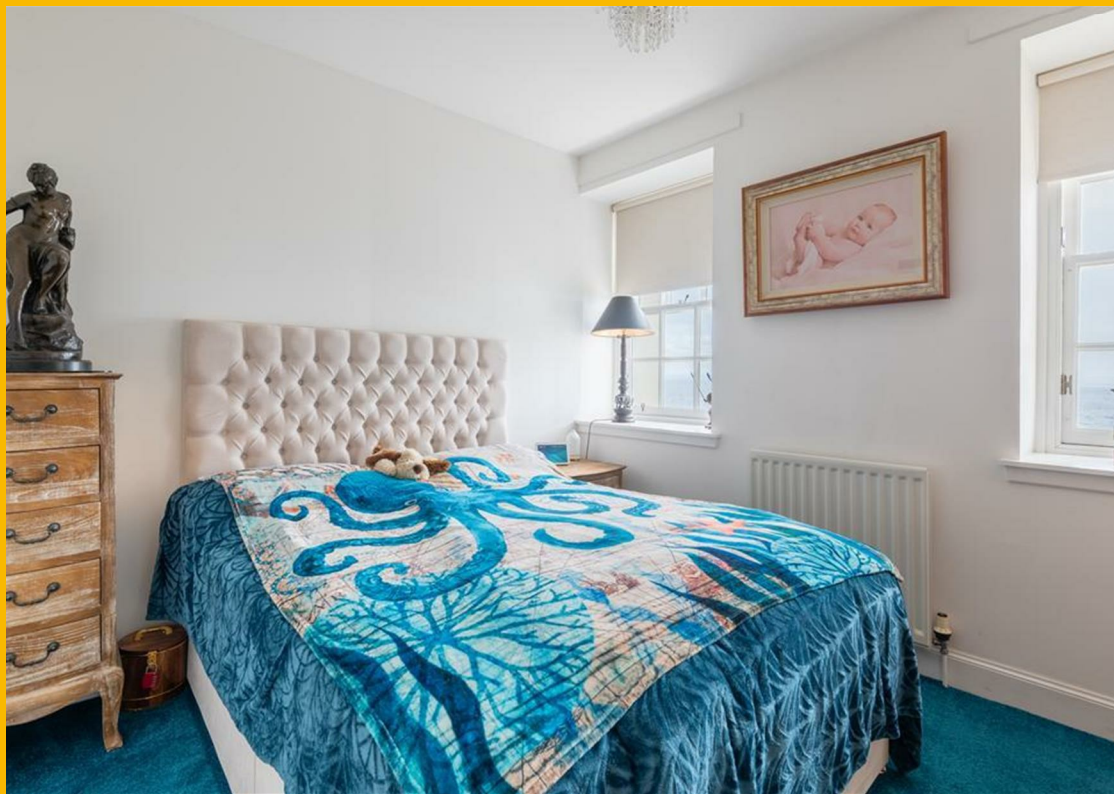
3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and a thermostatic shower unit above. Partially tiled. Radiator. Vinyl flooring.

GARDEN

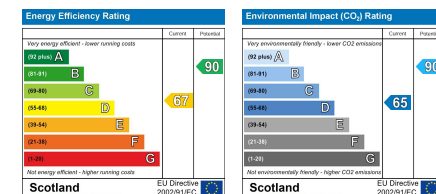
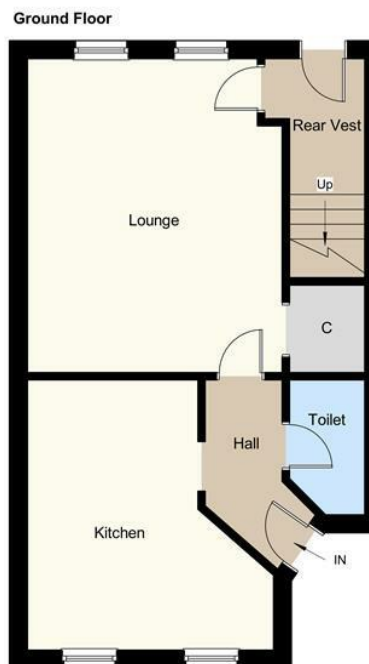
To the rear of the property is an enclosed, low maintenance garden overlooking the Firth of Forth, laid with paving stones providing ample space for garden furniture to relax and enjoy time in the sun surrounded by the sea air. Gravel driveway accessed via timber double gates provides off street parking. Cellar offers outdoor storage space.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.