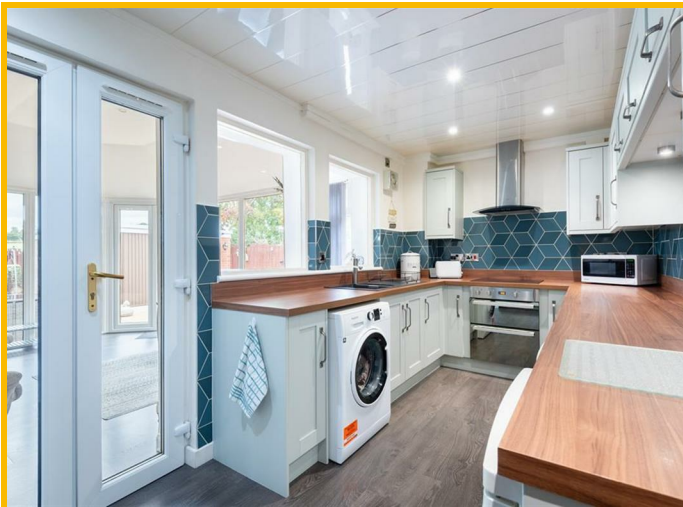
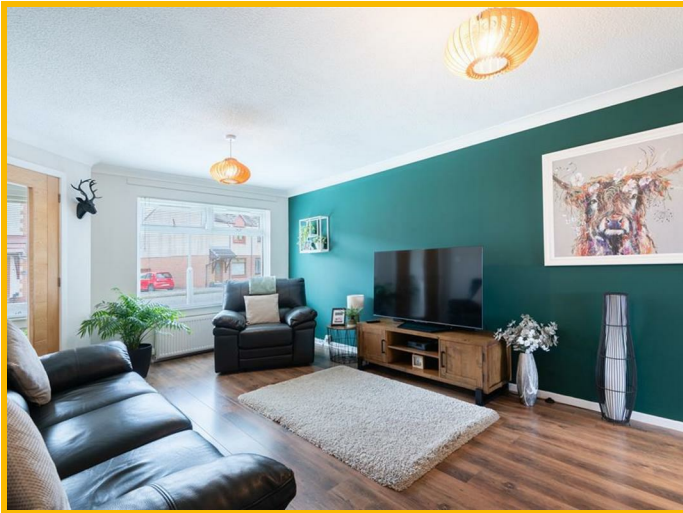




15 Hendrie Crescent, East Wemyss, Kirkcaldy, KY1 4LF

Offers Over £200,000

BEAUTIFUL 2/3 Bedroom 2 Reception Semi-Detached Villa FINISHED TO A HIGH STANDARD, in a CUL-DE-SAC with landscaped gardens and a countryside view to the rear. Easy access to the local Primary School, essential amenities, Fife Coastal Path; and a short drive to Kirkcaldy for the Retail Park, High Street and Train Station which offers excellent commuter links to Dundee and Edinburgh. Accommodation: Hall, living room, kitchen, garden room, 2 double bedrooms and a bathroom. DG. GCH. Front and rear gardens, Driveway and a detached garage. PERSONAL PROPERTY TOUR available online.



LOCATION

East Wemyss is a charming coastal village on the south coast of Fife, ideally positioned between Kirkcaldy and Leven. The village enjoys scenic views across the Firth of Forth and direct access to the Fife Coastal Path, with the historic Wemyss Caves and MacDuff's Castle nearby. Local amenities serve everyday needs, with a wider range of shopping, leisure and transport facilities available in Kirkcaldy and Leven.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door leading into the bright lower hallway with double-glazed windows to the front. Carpeted stairs with a timber handrail leading to the upper landing. Coving. Radiator. Laminate flooring.

LIVING ROOM

17'3" x 12'0" (5.26m x 3.66)

Bright living room with a double-glazed window to the front. Walk-in cupboard provides ample storage space. Coving. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

15'4" x 7'4" (4.69m x 2.25m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops, upstand and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, oven and a grill. Space for freestanding appliances. Radiator. Laminate flooring. Double-glazed patio doors lead to the garden room.

GARDEN ROOM

12'9" x 11'10" (3.89m x 3.63m)

Wrap around double-glazed windows overlooking the garden with a pleasant view across the countryside. Radiator. Laminate flooring. Double-glazed patio doors provides access to the garden.

UPPER LANDING

Attic hatch provides access to the partially floored roof space via a ladder. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Coving. Carpeted.

BEDROOM 1

12'3" x 8'4" (3.74m x 2.55m)

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

BEDROOM 2/3

15'5" x 10'2" (4.71m x 3.11m)

Additional double bedroom with 2 double-glazed windows to the front. Cupboard provides shelving/hanging storage space. Potential to reinstate the partition wall back to create 2 separate bedrooms. Coving. 2 radiators. Carpeted.

BATHROOM

6'7" x 6'3" (2.03m x 1.92m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a folding screen and an electric shower unit above. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

GARDEN

The front garden is laid to lawn with a monobloc driveway providing ample off-street parking. Metal gates to the side of the property lead to the rear garden with additional parking space and access to the garage. The rear garden is landscaped with an area of lawn and paving providing an ideal location for garden furniture to relax and enjoy time in the sun entertaining family and friends.

GARAGE

17'8" x 12'3" (5.40m x 3.74m)

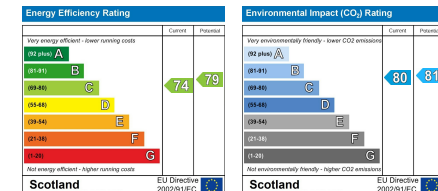
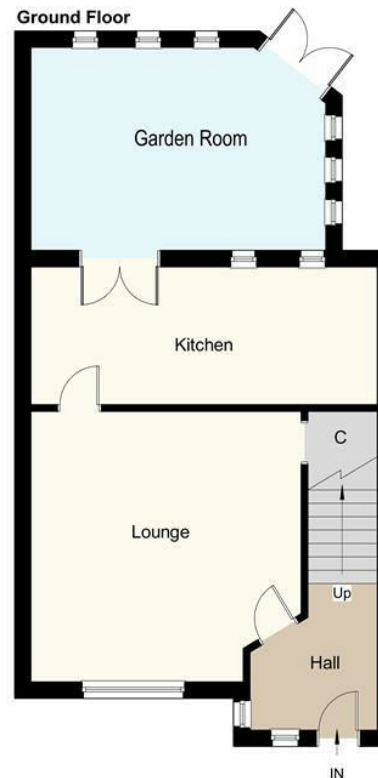
A detached garage accessed via a metal up and over door provides secure parking with ample additional storage space. Equipped with light and power makes this an ideal workshop with natural light and concrete flooring.

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.