

9 Lomond View, Coaltown Of Wemyss, Kirkcaldy, KY1 4PY

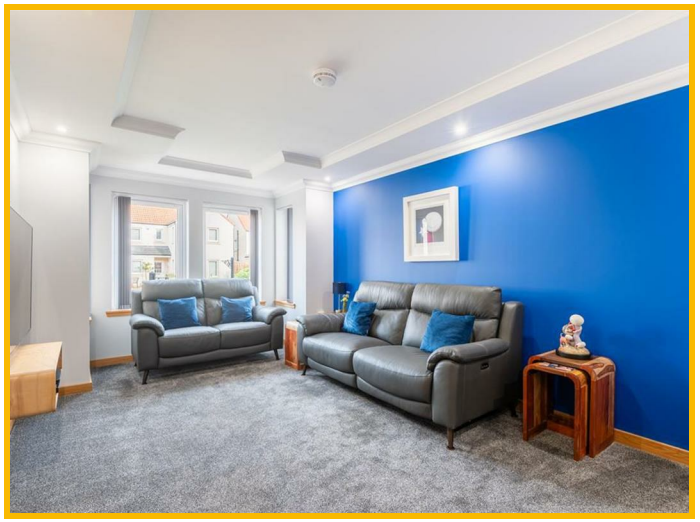
Offers Over £275,000

Fife Properties

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Fife Properties

FABULOUS 3 Bedroom 2 Bathroom Detached Executive Villa finished to a VERY HIGH STANDARD with off street parking, integrated garage with utility area, stunning landscaped gardens, workshop and a garden room; making this an ideal family home. Situated in a CUL-DE-SAC just a short walk from the local Primary School, amenities, the Fife Coastal Path and Wemyss Harbour. Kirkcaldy nearby provides additional amenities, schooling and travel links via the A92, M90 and Train Station for Dundee, Edinburgh and beyond. Accommodation: Hall, lounge, open plan dining kitchen, downstairs W.C, master bedroom with ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Front and rear gardens with garden room and a workshop. Integrated garage with utility area and off-street parking. PERSONAL PROPERTY TOUR available online.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a composite door with opaque double-glazing leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Coving. Radiator. Vinyl flooring. Doorway to the integrated garage.

LOUNGE
18'2" x 10'7" (5.55m x 3.24m)
Bright lounge with double-glazed windows to the front and side. Coving. Radiator. Carpeted.

DINING KITCHEN
24'10" x 10'1" (7.57m x 3.08m)
Great social dining kitchen comprising: Wall mounted, floor standing units with wood effect worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven/grill and space for a freestanding fridge/freezer. Ample space for dining furniture. 2 double-glazed windows to the rear overlooking the garden. Coving. Radiator. Vinyl flooring. Cupboard provides storage space. Opaque double-glazed composite door leads to the side path and double-glazed patio doors lead to the garden.

W.C
6'11" x 4'1" (2.13m x 1.26m)
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
Leads to 3 double bedrooms and the bathroom. Hatch provides access to the partially floored roof space via a fixed wooden ladder. Cupboard provides shelving/storage space. Coving. Radiator. Carpeted.

MASTER BEDROOM
15'10" x 9'1" (4.85m x 2.77m)
Double bedroom with double-glazed windows to the front and sides. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
7'6" x 6'1" (2.30m x 1.87m)
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Vertical heated towel rail. Vinyl flooring.

BEDROOM 2
12'4" x 8'9" (3.77m x 2.69m)
Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3
12'1" x 10'2" (3.69m x 3.10m)
Further double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
7'6" x 6'1" (2.29m x 1.87m)
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Vertical heated towel rail. Vinyl flooring.

GARDEN
The front garden is beautifully landscaped with an area of lawn and colourful borders; a monobloc driveway provides off street parking and access to the integrated garage. A timber gate to the side of the property leads to the rear garden. Again, the rear garden is landscaped with an area of lawn and well stocked borders containing plants and shrubs. A paved patio provides an ideal space for garden furniture to relax and enjoy time in the sun with family and friends.

GARDEN ROOM
9'11" x 8'2" (3.03m x 2.49m)
Multipurpose garden room ideal as a home office, craft room or a sheltered spot to enjoy time outdoors all year round. Fixed shelving provides storage space. Equipped with light and power.

WORKSHOP
14'10" x 4'6" (4.53m x 1.39m)
Great workshop equipped with light and power; fixed shelving and a work bench make this an ideal workshop/craft room or even a home office.

GARAGE
16'5" x 9'4" (5.02m x 2.85m)
Integrated garage accessed via a metal up and over door, provides secure parking with a utility/laundry area comprising: floor standing unit with a stainless steel sink and fixed worktop, space below for freestanding plumbed appliances. Wall mounted gas central heating condensing combi boiler. Fixed shelving provides storage space. Equipped with light, power and plumbing with concrete flooring.

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

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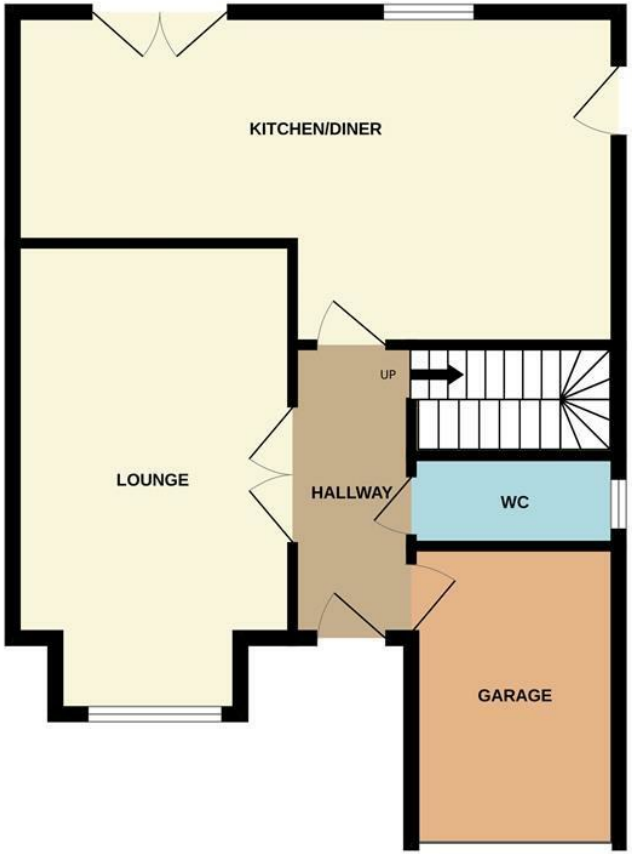






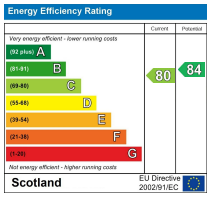


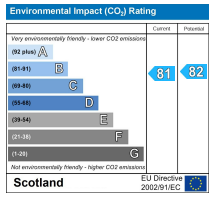
GROUND FLOOR



1ST FLOOR







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