

1 Hugo Avenue, Coaltown Of Wemyss, Kirkcaldy, KY1 4NQ

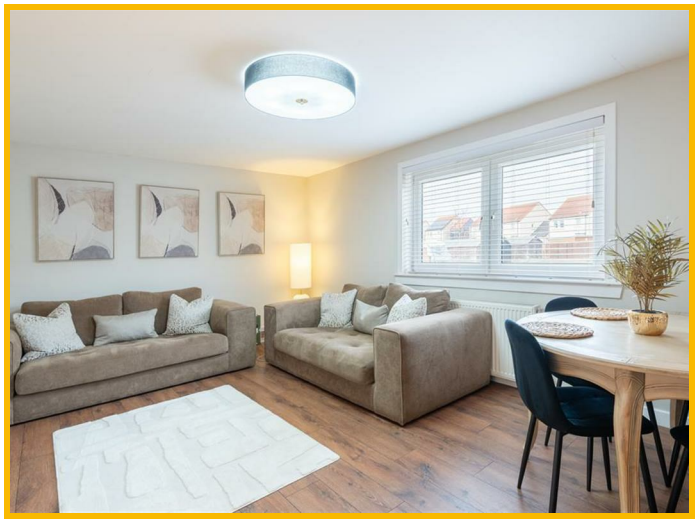
Offers Over £165,000

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STUNNING 4 Bedroom Semi-Detached Villa FINISHED TO A HIGH STANDARD with stylish and MULTI-PURPOSE LIVING AREAS and front and rear gardens. Situated in a Cul-De-Sac within walking distance of the local Primary School and a short drive to amenities. Kirkcaldy nearby provides additional amenities, schooling and travel links via the A92, M90 and Train Station for Dundee, Edinburgh and beyond. Accommodation: Hall, lounge dining room, kitchen, 4 double bedrooms and a bathroom. DG. GCH. Front and rear gardens. PERSONAL PROPERTY TOUR available online.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with opaque double-glazing leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Under stair cupboard houses the gas central heating combi boiler with additional storage space. Radiator. Laminate flooring.

LOUNGE DINING ROOM
17'4" x 11'2" (5.29m x 3.41m)
Spacious lounge dining room with a double-glazed window to the front. Space to create separate lounge and dining areas. Radiator. Laminate flooring.

KITCHEN
13'11" x 6'2" (4.25m x 1.90m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an electric hob, extractor fan and an oven below. Space for freestanding appliances. Double-glazed window to the rear. Radiator. Laminate flooring. UPVC door leads to the rear garden.

BEDROOM 4
9'6" x 7'4" (2.90m x 2.26m)
Downstairs double bedroom with a double-glazed window to the side. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

UPPER LANDING
Hatch provides access to the roof space. Cupboard provides shelved storage. Double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 1
11'4" x 10'0" (3.47m x 3.05m)
Good-sized double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
14'4" x 9'0" (4.37m x 2.75m)
Additional double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. 2 radiators. Carpeted.

BEDROOM 3
10'6" x 10'3" (3.21m x 3.14m)
Further double bedroom with a double-glazed window to the side. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
7'5" x 5'6" (2.27m x 1.68m)
3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a mixer tap shower attachment. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

GARDEN
The front garden is low maintenance laid with gravel and a paved path to the side leads to the property entrance and the rear garden accessed through a timber gate. The enclosed rear garden is again low maintenance laid with artificial grass and paving; providing ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage space.

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

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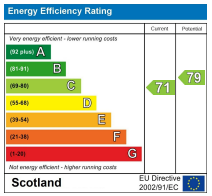


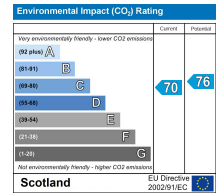
First Floor



Ground Floor







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