



47 Station Park, East Wemyss, Kirkcaldy, Fife, KY1 4TS

Tastefully Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Tastefully presented, two-bedroom, mid-terrace house, with front and rear gardens and a driveway. Set in a quiet residential cul-de-sac, in the coastal village of East Wemyss, Fife.

Comprises an entrance porch, living room, dining/kitchen, two double bedrooms, and a family bathroom.

Highlights include a fitted kitchen with a full range of appliances, a modern bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing, and good storage including a loft space.

Externally, the property benefits from low-maintenance landscaping to the front incorporating a driveway; whilst a large rear garden has a lawn, two patios and a store shed. The development also offers ample visitor spaces and well-kept communal grounds.

A welcoming vestibule with storage space opens into a spacious living room, featuring carpeted flooring, a central light fitting and an understairs cupboard. Set off the living room, to the rear, with access to the garden, a stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround, and a sink with a drainer and spray-pull tap; with appliances including a gas cooker, a washing machine and an American-style fridge/freezer; whilst also offering ample space for a dining/breakfast table.

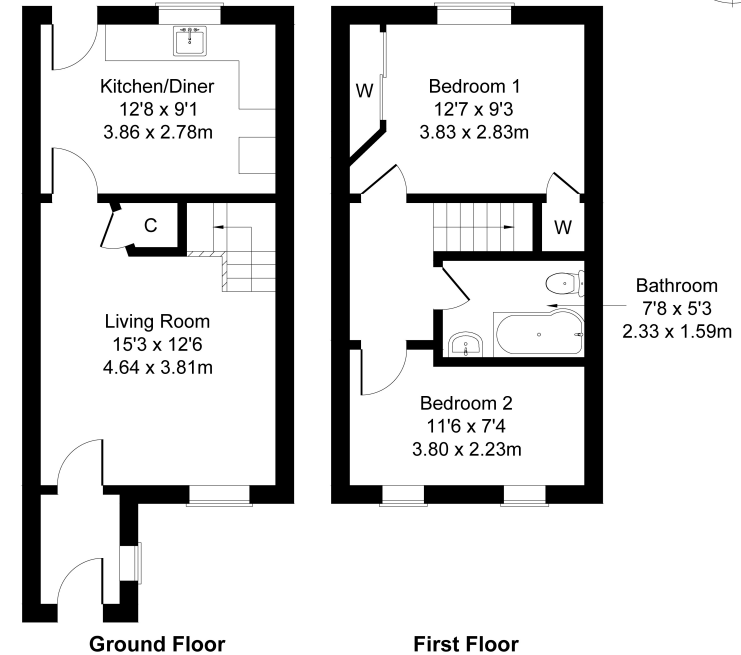
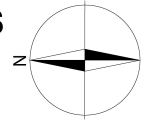
On the upper floor, bedroom one is set to the rear, offering a generous room, finished with tasteful decor, carpeted flooring, a built-in wardrobe with mirror sliding doors and a further built-in wardrobe. A second double bedroom is set to the front, with light decor and carpeted flooring. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over a P-shaped bath, tiled splash walls, wood effect flooring, and a ladder-style radiator.

Some furniture is available for inclusion in the sale: the chest of drawers in the master bedroom, the console table in the living room, the breakfast bar and stools in the kitchen, the drawer unit outside the bathroom, and the patio furniture.



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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The popular coastal village of East Wemyss is located on the north coast of the Firth of Forth, a short drive from Kirkcaldy, one of Fife's principal towns. The village offers some amenities locally, as well as its own primary school; whilst Kirkcaldy provides a wide range of retail, cultural and leisure opportunities, and is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre. Kirkcaldy has excellent shopping facilities in the Fife Central Retail Park, including

Sainsbury's and B&Q; and many high-street names are also available in the town centre; with secondary schooling and further education at the Adam Smith College. The railway stations at Leven and Kirkcaldy are a short drive away, and bring Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the central motorway network and Edinburgh International Airport.





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