



Thorntons 
The right way to move

Wellesley House 2 West Brae

East Wemyss, Kirkcaldy, Fife,
KY1 4LA





Summary

Occupying a substantial plot with uninterrupted sea views towards East Lothian, attractive gardens, private courtyard parking, and a detached garage, this three-bedroom, two-bathroom detached bungalow (with an internal heated swimming pool) totals nearly 4000 square feet with remarkable internal proportions and living accommodation comprising a bright dining kitchen with a utility room, a formal dining room, and an impressive living room. Both reception areas are southerly-facing with wonderful coastal vistas. There is outlined planning permission for a standalone self-contained property in place of the garage. A new rail station is opening at Leven and a bus stop is nearby, linking to Leven, Kirkcaldy and Edinburgh. Extras: All fitted floor and window coverings and light fittings are included.

Features

- Detached bungalow with sea views
- Planning for a standalone dwelling house in the area where the garage currently stands
- Vestibule and hall with WC and storage
- Exceptionally generous living room
- Bright and versatile dining room
- Bright dining kitchen with a utility room
- Principal suite with wet room
- Two further double bedrooms
- Four-piece family bathroom
- Heated internal swimming pool including a warm air heating system
- Wraparound manicured gardens
- Private courtyard (parking for 6 cars)
- Large detached double garage
- Gas central heating and double glazing



“Benefits include idyllic sea-facing gardens, an indoor swimming pool, and permissions in place for a second on-site property. ”







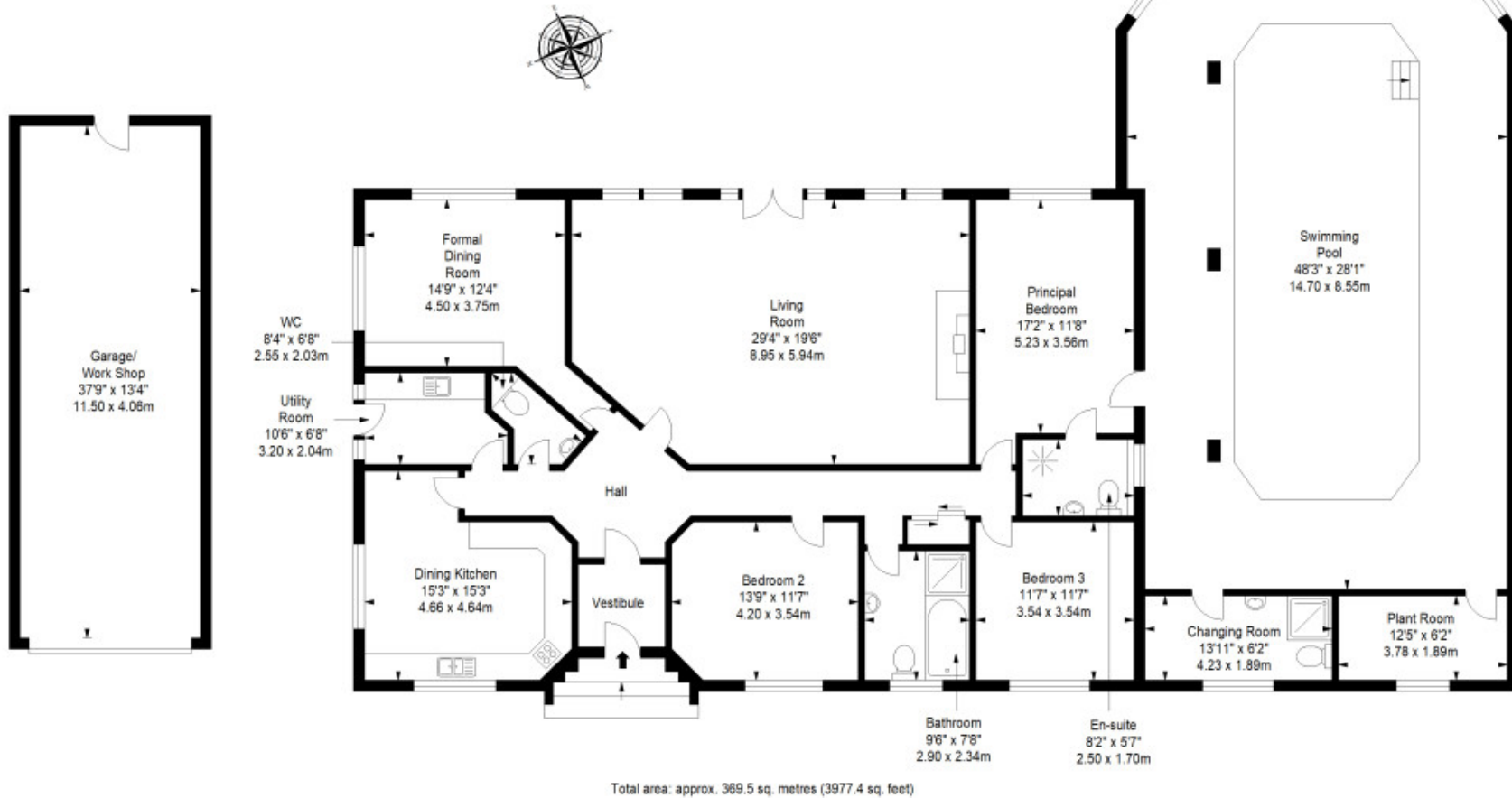
“The desirable family home lies in the coastal village of East Wemyss, just five miles from Kirkcaldy’s amenities and rail links to the capital.”



Floorplan

Garage & Workshop
Approx. 46.7 sq. metres (502.7 sq. feet)

Ground Floor
Approx. 322.8 sq. metres (3474.7 sq. feet)





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