



## 8 Station Park, East Wemyss, Kirkcaldy, Fife, KY1 4TS

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Light and tastefully presented, three-bedroom, semi-detached home with gardens and a driveway. Set in a quiet residential cul-de-sac, in the picturesque coastal village of East Wemyss, Fife.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Ready-to-move-in, highlights include a modern kitchen, stylish bathroom suite, contemporary flooring, and light neutral decor throughout.

In addition, there is HIVE gas central heating, double glazing, and good storage including a loft.

Externally, the property benefits from a lawn with a paved driveway to the front; whilst the generous rear garden includes a paved patio and lawn, and is bordered by open rural land.

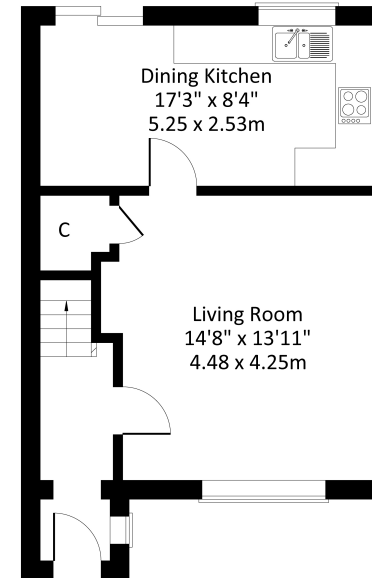
A welcoming hall affords access to the carpeted stairs leading to the upper hall; and to a bright, front-facing living room with wood-effect flooring continuing from the hall, a built-in cupboard, and a full-height window enjoying plentiful natural light. A good-sized kitchen is set to the rear and offers ample space for a dining area and patio doors leading to the garden. Fitted units and worktops include a tiled surround, a sink with a drainer; and plenty of space for freestanding appliances.

On the upper floor, bedroom one is set to the rear, tastefully finished, with light decor, carpeted flooring, a built-in wardrobe with mirrored doors, and a wall-mount TV point. Two further carpeted bedrooms are set to opposite aspects, with bedroom two including a built-in wardrobe with mirrored doors. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite including a shower over the bath, splash walls, and a ladder-style radiator.

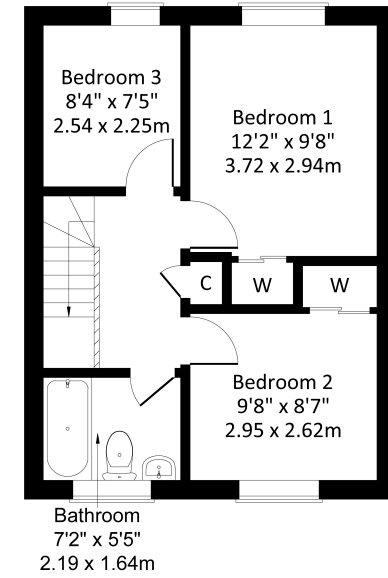


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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)

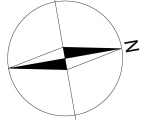


Ground Floor



First Floor

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. 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. Excellent shopping facilities are found in the Fife Central Retail Park, including Sainsbury's and B&Q, with many

high-street names also available in the town centre. A good range of primary and secondary schooling is on offer, with further education provided at the Adam Smith College. The railway station brings Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the central motorway network and to Edinburgh International Airport.









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