

FT & DC  
WALLACE

**4 Hugo Avenue  
Coaltown of Wemyss  
Offers Over £84,950**



Mid-terraced property with two double bedrooms and a useful box room located off the Main Road in the old mining village of Coaltown of Wemyss. A nicely laid out property, ideal for the first-time buyer, small family or downsizers. Open countryside to the rear of the property.

Coaltown of Wemyss has a village shop and a primary school. More shops and other amenities are available in Kirkcaldy and Leven. There are good bus links and rail travel is available from Kirkcaldy or Markinch.

The property is entered from a path in the front garden into the bright hall which offers access to the lounge, kitchen and stairs leading to upper accommodation. The hall has an understairs storage cupboard, a radiator and vinyl flooring.

**Lounge** **6.24m x 3.33m (at widest point)**  
Double aspect room of good size. Adequate space for dining area. Electric fire in timber surround. Two radiators. Fitted carpet.



**Kitchen** **3.01m x 2.51m**  
Wall mounted units and base units with neutral worktop. Brown 1.5 sink with drainer and chrome mixer tap. Ceramic tiling splashback. Large storage cupboard with wall-mounted combi boiler. Window to rear and door leading out into rear garden. Oak effect laminate flooring. Radiator.

Carpeted stairs lead to the upper landing and access to bedrooms, box room and bathroom. The landing has a storage cupboard with vented shelves. Access hatch for attic.

**Bedroom 1** **4.08m x 3.51m**  
Good sized double room to the front of the property. Fitted carpet. Radiator.

**Bedroom 2** **3.51m x 2.69m**  
Double room to the rear of the property. Views over parkland. Fitted wardrobes with sliding doors. Radiator. Fitted carpet.

**Bathroom** **1.98m x 1.69m**  
Three piece bathroom suite in grey, consisting of w.c., wash hand basin and bath with electric overhead shower. Ceramic tiling throughout.

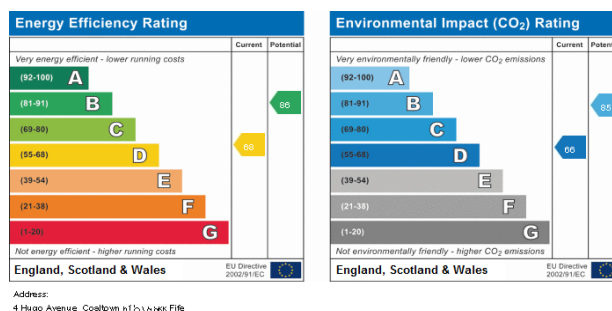


**Box Room** **2.06m x 1.45m**  
Versatile space which could be used as an office or for storage. Window to the front of the property. Wall shelves and coat hooks.

**Exterior**  
The front garden is laid to a mixture of grass, chips and a variety of shrubbery with a path to the front door and to pend which leads directly to the rear garden of No. 4.

The well laid-out and easily maintained rear garden is made up of grassed areas with intersecting paths, a hexagonal patio area and metal washing poles.

**Extras**  
The carpets, curtains, blinds and lightfittings throughout are included in the sale together with the timber shed in the garden.



**Council Tax** - Band "B" for the year 2022-23.

**Viewing**  
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.