

5 Wemysshaven Gardens East Wemyss

FT & DC
WALLACE

Offers Over £94,950



This terraced property with two double bedrooms, rear garden and large off-street parking area to the front of the property is in an established residential area of East Wemyss with views over countryside to the River Forth beyond. The property would benefit from some updating in places but offers great value for money as a first property or investment. The property benefits from DG and GCH.

East Wemyss is a historic seaside village with a number of shops and easy access to nearby Kirkcaldy, Glenrothes and Leven, Bus travel is readily available and train travel from nearby Markinch and Kirkcaldy stations.

To the front of the property is a paved area to provide off-street parking. Steps lead to the level where the front door is accessed. There is a shared close, leading to the back gardens of No 3 and No 5 where access is provided via a wrought iron gate into the patio to the rear and further shared steps lead to the garden ground on the higher level where the two timber sheds are located. There is a mid level with shrubs and a retaining wall separates this from the lowest level. The property can be accessed via the back door which leads into the kitchen.

The Upvc front door leads into the downstairs hall where there is a cupboard offering hanging space and general storage. The hall is carpeted and there is a radiator here. Stairs lead to the upper accommodation and a door leads from the hall into the lounge.

Lounge **5.86m x 3.37m**
Double aspect room with countryside and sea view to the front and to the rear garden. Stone fireplace timber mantel and electric fire. Coving. Fitted carpet. Radiators. Door leading to kitchen.

Kitchen **3.35m x 2m**
Light beech effect base and wall units. Granite effect worktop. Overhead extractor. Stainless steel sink and drainer with chrome mixer tap. Wall-mounted GCH boiler. Tiled splashback. Vinyl flooring. Radiator. Door leading to rear garden. Window to rear.

Shower Room **1.88m x 1.71m**
Consisting of w.c., wash hand basin and double shower with Triton electric shower unit and cubicle with sliding glass door. Ceramic tiling on walls. Window to rear. Vinyl flooring. Chrome ladder radiator.



Bedroom 1 **3.93m x 2.83m**
Good size double bedroom located to the front of the property. Window to front with great views. Full width mirrored wardrobes. Spacious shelved storage cupboard. Fitted carpet. Radiator.

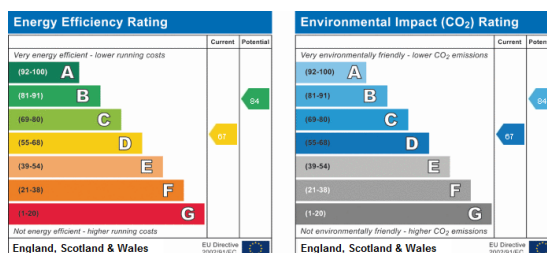
Bedroom 2 **2.98m x 2.78m**
Double bedroom with full width mirrored wardrobes for storage. Window to rear of property. Fitted carpet. Radiator.

Exterior
The garden ground to the front of the property is paved and provides off-street parking. A path leads through the shared close and on to access the tiered rear garden. Patio area at back door to property. Two timber sheds are located on the higher level. The garden ground both front and back are low maintenance.



Extras
The curtains, carpets and light fittings throughout are included in the sale together with the two timber sheds in the garden and the washing machine, cooker and fridge-freezer in the kitchen.

Energy Performance Rating



Council Tax - Band "A" for the year 2023-2024.

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

THE PROPERTY MISDESCRIPTIONS ACT 1991

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.