

FT & DC
WALLACE

37 Hendrie Crescent East Wemyss

Offers Over £159,950



Two bedroom bungalow in great condition located in a quiet corner of East Wemyss with off-street parking for two cars. Garden ground to the front and rear. Suitable for first-time buyers, investors or downsizers in an established residential area. The property benefits from DG and GCH.

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

The property is entered by a door to the side which leads into the hall. The hall offers access to all rooms and has a shelved cupboard as well as an airing cupboard, radiator and laminate flooring.

Lounge **4.42m x 4.12m**
Spacious lounge with picture window to front of property. Laminate flooring. Radiators. Coving.

Kitchen **3.28m x 2.72m**
Base and wall units with granite-effect worktop. Integrated electric oven with gas hob and overhead extractor. Stainless steel 1.5 sink and drainer. Tiled splashback. Window to front of property. Vinyl flooring. Radiator.



Shower Room **2.06m x 1.98m**
Bright and modern, with double shower cubicle, glass door and rainfall shower. Vanity sink with storage. W.c. Window to rear. Ceramic tiling on walls and floor.



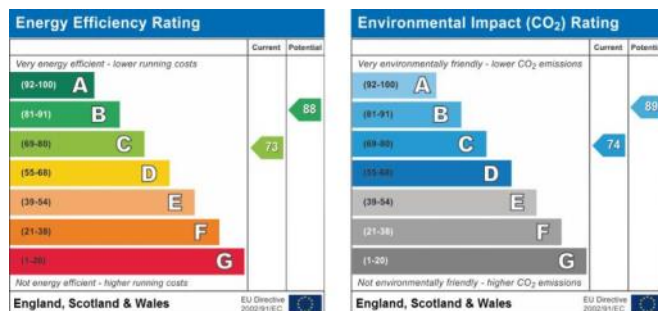
Bedroom 1 **4.52m x 2.65m**
Double bedroom with window to rear of property. Double wardrobe with mirror doors. Fitted carpet. Radiator.



Bedroom 2 **3.01m x 2.32m**
Double room with window to rear. Fitted carpet. Radiator.

Extras
The light fittings, curtains, blinds and carpets throughout are included in the sale together with washing machine and fridge-freezer. The garden shed is also included.

Energy Performance Rating



Council Tax - Band "D" for 2025.

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.