



13 East Brae, East Wemyss, Kirkcaldy, Fife, KY1 4RS

Beautifully Presented and Rarely Available, Two-Bedroom, Main Door Upper Villa

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Property Description

Light, beautifully presented and rarely available, two-bedroom, main door upper villa, southerly facing with superb views of the Forth. Forming part of a quiet and established residential area, adjacent to the waterfront, in the picturesque coastal village of East Wemyss, Fife.

Comprises an entrance hall and stairway, hallway, living room, kitchen, two double bedrooms, and a shower room.

Ready-to-move-in - highlights include a fitted kitchen with a full range of appliances and a stylish upgraded bathroom suite with underfloor heating. In addition, there is gas central heating, double glazing, good storage including an attic, and light, tasteful decor.

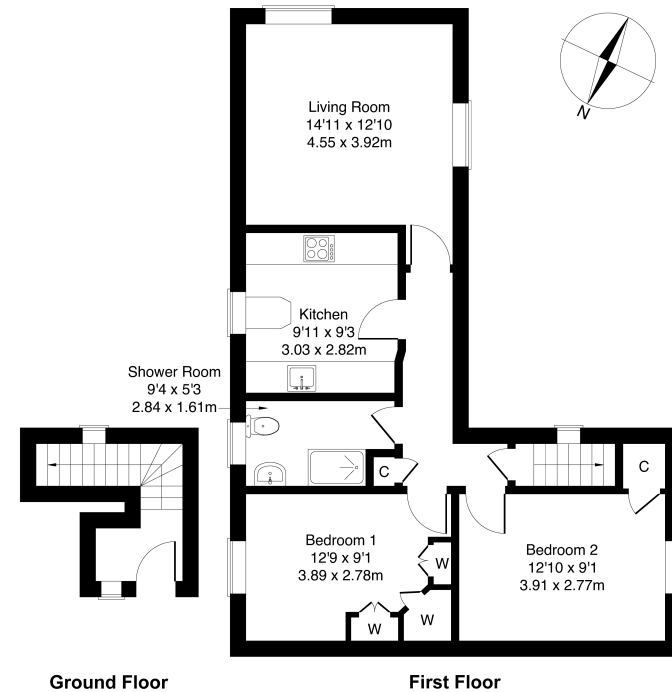
There is a shared drying yard to the rear along with an outdoor storage cupboard, ample unrestricted residential parking, with large parkland greens and coastal walks readily accessible.

Upon entering the property, the carpeted stairs lead you to the first floor, providing access to all rooms and creating a seamless and functional living space. The carpeted flooring flows seamlessly into the living room, creating a warm and comfortable environment, with the space further benefiting from plenty of natural light and ample room for entertaining guests or simply relaxing. The kitchen is finished with granite-effect countertops, a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine, dishwasher and fridge freezer.

Bedrooms one and two are both finished with light and tasteful décor throughout and continue the matching carpeted flooring from the hallway, with both bedrooms further benefiting from wardrobes, ideal for additional storage. Completing the property is the shower room, which is fitted with a three-piece suite including a walk-in shower and ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

East Wemyss is a popular coastal village on the north shore of the Firth of Forth, located a short drive from Kirkcaldy, one of Fife's main towns. Kirkcaldy offers a wide range of retail, cultural and leisure facilities, including a museum, an art gallery and the well-known Adam Smith Theatre. Excellent shopping is available at the Fife Central Retail Park, with stores such as Sainsbury's and B and Q, alongside manv

popular high-street names in the town centre. The area provides a good choice of primary and secondary schools, with further education at Adam Smith College. The railway station offers easy commuting to Edinburgh and Dundee, while the A92 provides convenient access to the motorway network and Edinburgh International Airport.





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