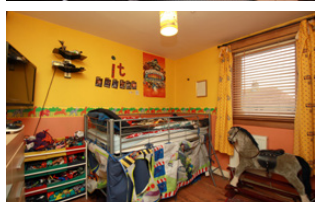





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27 McDuff Street
EAST WEMYSS, KIRKCALDY, KY1 4QN



27 McDuff Street | East Wemyss

East Wemyss is a village situated on the South coast close to the neighbouring town of Kirkcaldy. For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the North of Dunfermline and the Forth Bridges.

Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink and two golf courses. There are also four secondary schools and twelve primary schools. Kirkcaldy train station is easily accessed by this property, which is

perfect for the commuter. Easy access is also available via the A92 North towards Dundee and South to Dunfermline and Edinburgh.

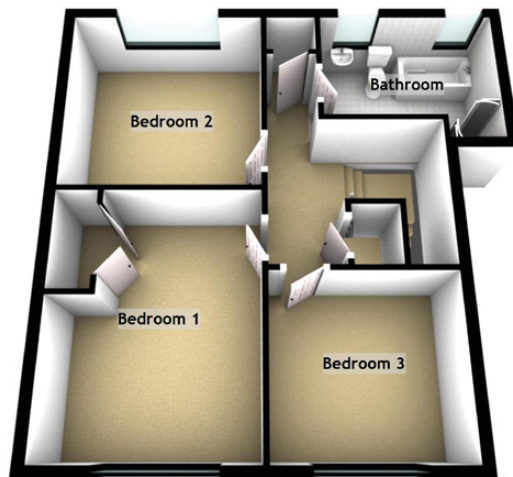
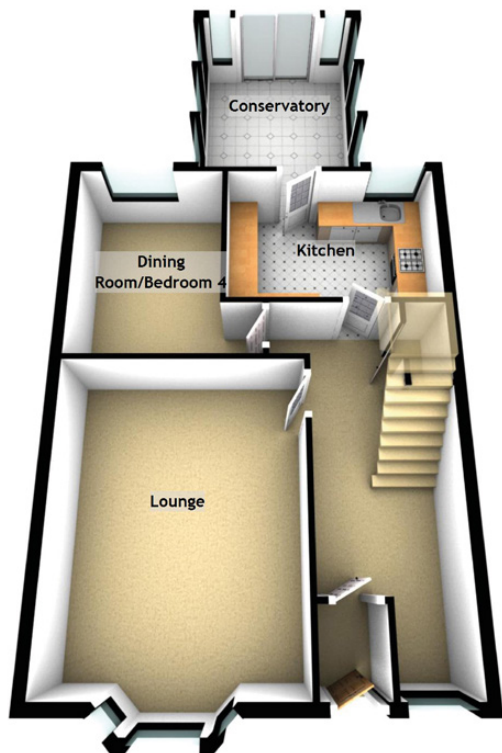
27 McDuff Street is a delightful mid-terraced villa in good condition. The property has been extended by the present owners and is in excellent order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge is of a good size and has a front facing window. The fully fitted kitchen is located to the rear with a full range of floor and wall mounted units and door leading out to the spacious conservatory with access to the landscaped rear gardens. The

dining room or fourth bedroom is also located on the lower level and has space for a dining table and six chairs. There are three double bedrooms upon the upper level all of which are a good size. The four-piece family bathroom with separate shower completes the accommodation internally. The property features double-glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. Ample off-street parking is provided by a lengthy driveway to the front.





Approximate Dimensions
(Taken from the widest point)

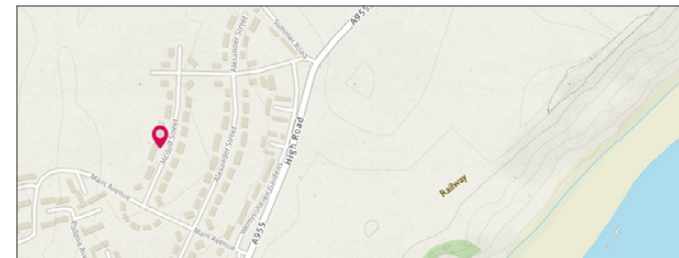
Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen	3.65m (12') x 2.10m (6'11")
Dining Room/Bedroom 4	3.50m (11'6") x 3.50m (11'6")
Conservatory	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	4.35m (14'3") x 3.45m (11'4")
Bedroom 2	3.45m (11'4") x 3.40m (11'2")
Bedroom 3	3.05m (10') x 3.05m (10')
Bathroom	3.15m (10'4") x 2.00m (6'7")

Gross internal floor area (m²) - 113m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, blinds and light fittings.



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Part
Exchange
Available



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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