

Well presented 2 bedroom mid-terraced cottage in popular coastal village

Deceptively spacious and in 'move in' condition



37 Approach Row

East Wemyss, Fife, KY1 4LB



Scan Here!



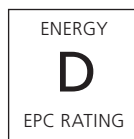
2 BED



1 BATH



LARGE GARDEN



ENERGY

D

EPC RATING



37 Approach Row

East Wemyss, Fife

East Wemyss is a very popular village situated on the South coast of Fife between Kirkcaldy and Leven.

Whilst 8 School Wynd is situated on an elevated position, it is close to the Fife Coastal Path opposite the boat jetty (see www.fifecoastalpath.co.uk) in the peaceful coastal/rural village of East Wemyss, it is only 40 minutes from both Edinburgh and St Andrews with good public transport links to both. Daily mainline (10min) railway connections between Kirkcaldy & Edinburgh in addition to the A92 dual carriageway to both and Dunfermline and surrounding area make it ideal for city shopping and employment.

East Wemyss is also ideally situated for golfing, cycling & non lead dog walking, only minutes walk away from the famous Wemyss caves as visited by the Time Team (see www.wemysscaves.co.uk) and opposite the boat slip way.

Also within walking distance, local amenities within the village include a selection of convenience stores, primary school, Post Office, library and bowling club. Gym and swimming leisure

facilities are 5 minutes drive away in both Kirkcaldy & Leven.

37 Approach Row is a delightful, deceptively spacious two bedroom cottage situated in the popular coastal village of East Wemyss.

The property briefly comprises: Entrance hallway with loft access Two well proportioned bedrooms with good storage and a recently refurbished wet room, the generously sized lounge with picture window to the front and a focal point fireplace. The kitchen is well fitted with a good range of wall and base mounted units the electric hob, oven, hood, washing machine and fridge freezer are included in the sale. An external door gives access to the beautifully landscaped rear garden with circular paved area for a table and chairs along with raised border for planting.

There is also a handy garden shed for storage, double glazing and central heating are installed to ensure a warm and cost effective living environment. Viewing is highly recommended!





APPROXIMATE DIMENSIONS

(Taken from the widest point)

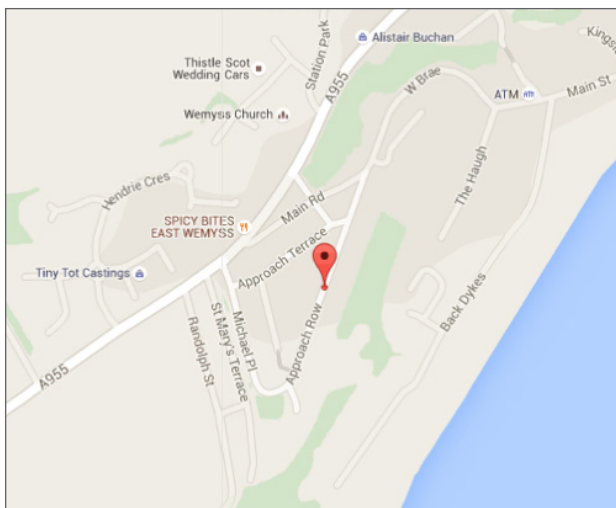
Lounge	5.05m (16'7") x 3.56m (11'8")
Kitchen	2.85m (9'4") x 2.54m (8'4")
Bedroom 1	3.43m (11'3") x 3.38m (11'1")
Bedroom 2	2.87m (9'5") x 2.39m (7'10")
Shower Room	2.05m (6'9") x 1.75m (5'9")

Gross internal floor area (m²) - 61

EXTRAS

(Included in the sale)

All floor coverings, window blinds, hob, oven, hood, washing machine, fridge freezer & garden shed



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