



**9 MAIN STREET  
WEST WEMYSS KY1 4SN**

**Offers around £70,000**

**Viewing:  
Strictly by appointment,  
please telephone agents on  
01383 418999**

- ◆ Entrance Vestibule
- ◆ Hall
- ◆ Delightful Sittingroom  
with wall mounted gas  
fire
- ◆ 2 Double Bedrooms with  
fitted wardrobes
- ◆ Well fitted Kitchen  
/Diningroom with  
hob/oven
- ◆ Part tiled Bathroom
- ◆ Gas central heating



**WILSONS SOLICITORS**



### General

The subject of sale comprises a particularly appealing upper villa flat pleasantly located within the charming Fife village of West Wemyss situated on the north coast of the Firth of Forth. Enjoying a quiet, picturesque location with quaint harbour, this delightful village offers local convenience shopping with a more comprehensive range of shops, schools and recreational facilities available in neighbouring Dysart, Coaltown of Wemyss and Kirkcaldy. The village has a local community lodge and many scenic walks may be enjoyed in and around the area. A public transport service operates closeby and for car owners there is unrestricted on-street parking.

This is an excellent opportunity to acquire a delightful family home offering light, generously proportioned accommodation which has been thoughtfully upgraded and decorated by the present owner. While some finishing is still required, the well presented interior is convenient in layout with all rooms located of the spacious entrance hall comprising generous sittingroom with bright southerly aspect, two double bedrooms with fitted wardrobes, a well designed and recently fitted dining kitchen with gas hob/oven/hood and a contemporary part tiled bathroom with plumbing/wiring in place for a shower. Comfort is assured by means of gas central heating and the charming sittingroom also has a wall mounted gas fire providing a welcoming focal point. The property benefits from excellent storage facilities including a useful attic and an external storage cupboard. All fitted floor coverings and blinds are included in the sale.

Early viewing is highly recommended.

### Accommodation (widest points)

#### Entrance Vestibule

With cloaks cupboard. Fitted matting. Glazed panelled door to hallway.

#### Hall

A welcoming hallway. Two storage cupboards. Laminate flooring. Access via ceiling hatch to useful attic storage.

#### Sittingroom 15' x 12'9 (4.57 x 3.89m)

A light, generous public room with rear facing windows enjoying a bright southerly aspect. Wall mounted gas fire. Shelved display alcove. Radiator. Fitted carpet. Venetian blinds.

#### Double Bedroom 1 13'10 x 11'11 (4.22 x 3.63m)

A spacious bedroom with rear facing windows. Fitted wardrobe with shelving and hanging rail. Radiator. Fitted carpet. Venetian blinds.

#### Double Bedroom 2 12'6 x 8'4 (3.81 x 2.54m)

A second, well proportioned bedroom with front facing window. Fitted wardrobe with shelving and hanging rail. Radiator. Fitted carpet.

#### Kitchen/Diningroom 12'3 x 9'7 (3.73 x 2.92m)

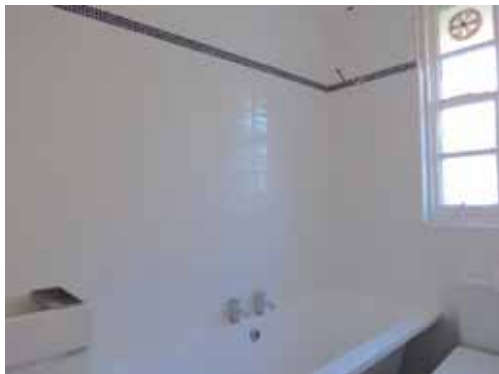
A well designed and fitted dining kitchen with front and side facing windows. Range of matching wall/floor units incorporating gas hob, oven, cooker hood and contrasting work surfaces. Stainless steel sink with mixer tap. Tile splashback. Plumbed for automatic washing machine and dishwasher. Radiator. Tile flooring. Venetian blinds. Spotlights.

#### Bathroom 7'7 x 4'6 (2.31 x 1.37m)

With front facing window. New contemporary suite comprising bath with wiring/plumbing above for shower, washhand basin and wc. Part wall tiled. Radiator/towel rail. Tile flooring.

These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by a laser device and are approximate only;
  - (b) services and appliances have not been tested for efficiency or safety;
  - (c) no warranties are given as to the compliance with any regulations.
- Intending purchasers should satisfy themselves on these and other matters.



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