

22 The Cross

WEST WEMYSS, FIFE, KY1 4SU



*BEAUTIFUL THREE BEDROOM HOME
WITHIN A DESIRABLE DEVELOPMENT*



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22 The Cross is a delightful and spacious three-bedroom family villa in a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall with doors leading to the lounge, dining room, kitchen, shower room, utility room and stairs leading to the upper level.

The spacious open-plan kitchen/lounge/dining room has a front-facing window with views over the front and French doors to the rear with panoramic views across the Firth of Forth.





The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with integrated appliances and access to the rear gardens, this is sure to be the hub of the home and is a great place for entertaining. A well-designed shower room is also located on the ground level.









To the upper level, there are three good-sized double bedrooms all three have built-in wardrobes; the quality-sized family bathroom with shower completes the internal accommodation on offer.





Bedroom 2

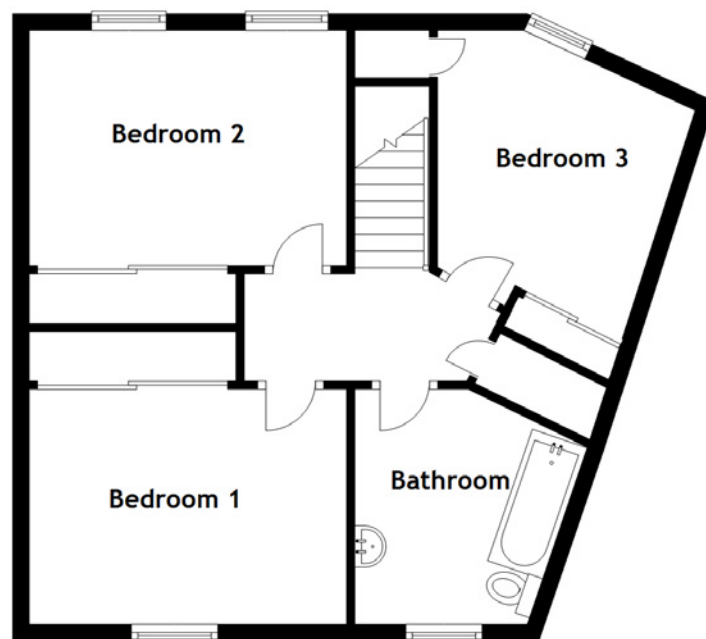
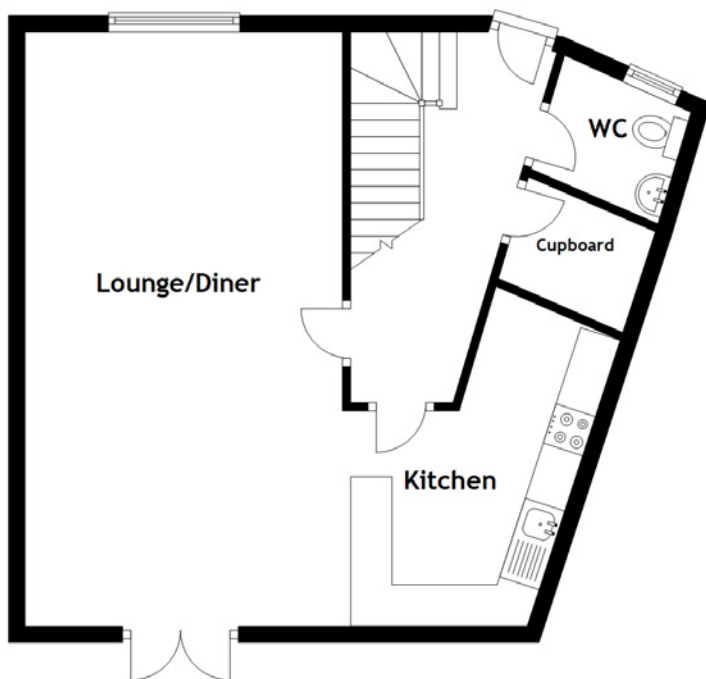




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.18m (23'7") x 3.84m (12'7")
Kitchen	3.76m (12'4") x 2.94m (9'8")
Bedroom 1	3.84m (12'7") x 2.67m (8'9")
Bedroom 2	3.87m (12'8") x 2.94m (9'8")
Bedroom 3	4.10m (13'5") x 2.80m (9'2")

Bedroom	2.69m (8'10") x 2.66m (8'9")
WC	1.68m (5'6") x 1.65m (5'5")

Gross internal floor area (m²): 110m²

EPC Rating: C

Floor Plan



Ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property, which are low maintenance and are fully enclosed to the rear, ensuring a child and animal-friendly environment. Viewing is highly recommended to appreciate the accommodation on offer.





The property is located in West Wemyss. It is well placed for Kirkcaldy which offers a wide range of shopping recreational facilities and amenities including a theatre, a museum and a library. There are nursery, primary, secondary and further education facilities.

The town has its own town centre bus and rail station, which offers links from Edinburgh to Dundee. It is well placed for motorway access with a network of selections of parks and with beverage park incorporating a boating lake. There is a fantastic retail park only a ten minute drive away.

The Location

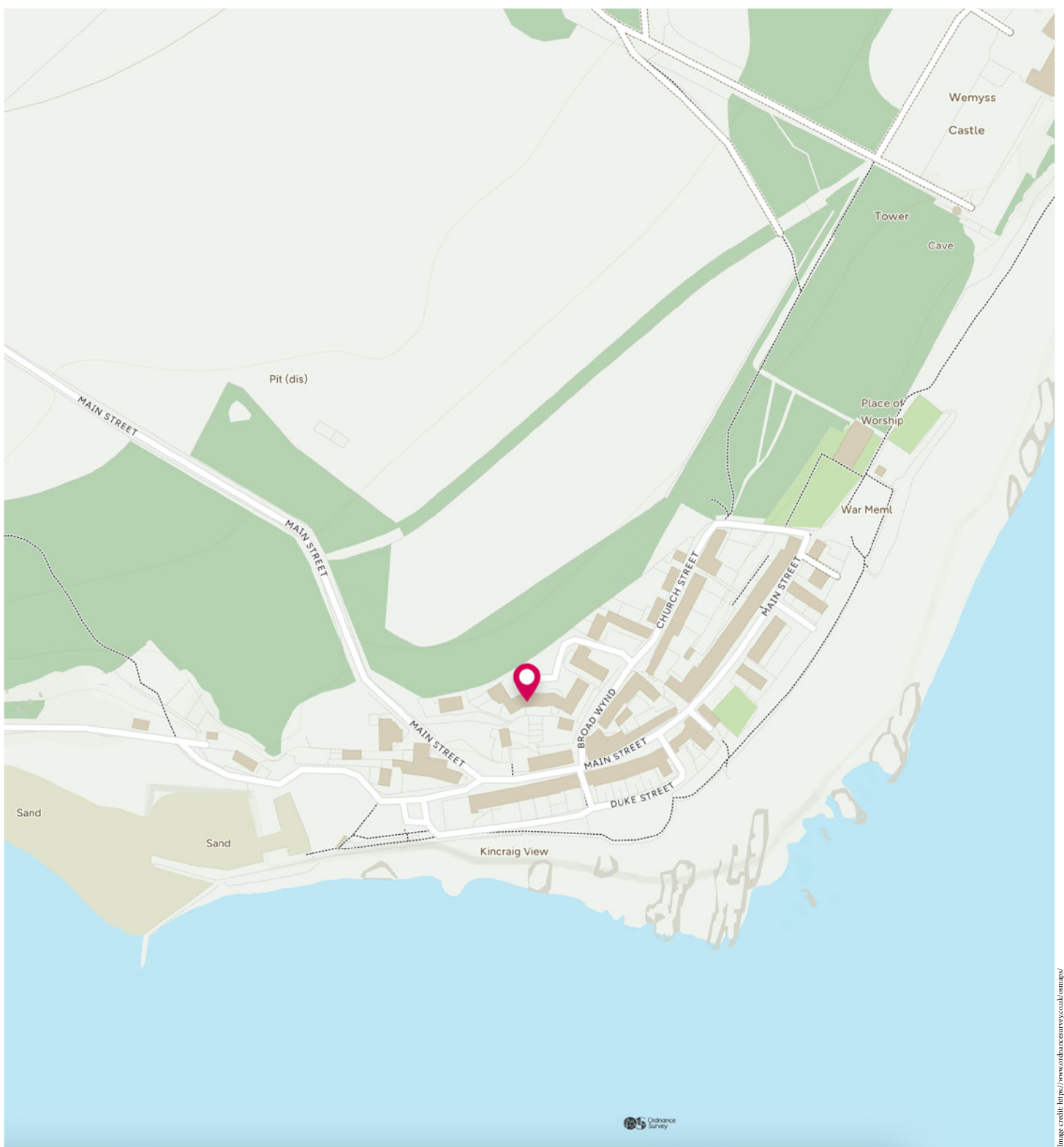


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