



## 20A WEST BRAE EAST WEMYSS, KY1 4LA

£289,995  
FREEHOLD

Welcome to this stunning detached villa located in the picturesque West Brae, East Wemyss. This beautiful property boasts not only a prime location but also fabulous sea views that will take your breath away. As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property also features two bathrooms, including a convenient wet room and a separate WC for added comfort and convenience. One of the highlights of this property is the large private landscaped grounds surrounding it, providing a peaceful oasis for you to unwind and enjoy the outdoors. With a driveway and garage, parking will never be an issue for you or your guests. The fitted kitchen offers a functional space to create culinary delights. The double glazing and gas central heating ensure that you stay warm and comfortable throughout the year. The Energy Performance Certificate rating of C reflects the efficiency of this home. Don't miss out on the opportunity to own this gem, situated on Fife Coastal Path. This property is a true find and offers a perfect blend of comfort, style, and tranquility. Contact us today to arrange a viewing and make this beautiful detached villa your new home.



**home sweet home**  
estate agents  
your local property experts

# 20A WEST BRAE

- BEAUTIFUL DETACHED VILLA WITH FABULOUS SEA VIEWS • THREE BEDROOMS - TWO PUBLIC ROOMS • FITTED KITCHEN - WET ROOM - SEP WC • DG- GCH - EPC C • GOOD SIZE DRIVE- SINGLE GARAGE • GENEROUS ENCLOSED MATURE GARDENS • SMALL PRIVATE CUL DE SAC • SUPERB FAMILY HOME WITH POTENTIAL • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

Welcome to this stunning detached villa located in the picturesque West Brae, East Wemyss. This beautiful property boasts not only a prime location but also fabulous sea views that will take your breath away. As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property also features two bathrooms, including a convenient wet room and a separate WC for added comfort and convenience. One of the highlights of this property is the large private landscaped grounds surrounding it, providing a peaceful oasis for you to unwind and enjoy the outdoors. With a driveway and garage, parking will never be an issue for you or your guests. The fitted kitchen offers a functional space to create culinary delights. The double glazing and gas central heating ensure that you stay warm and comfortable throughout the year. The Energy Performance Certificate rating of C reflects the efficiency of this home. Don't miss out on the opportunity to own this gem, situated on Fife Coastal Path with a home report value of £315,000. This property is a true find and offers a perfect blend of comfort, style, and tranquillity. Contact us today to arrange a viewing and make this beautiful detached villa your new home.

## LOCATION

The town of East Wemyss offers the perfect location on the Fife Coastal Path! Offering Primary school, shops, stores, ideal commuting route via road network with nearby rail links at Cameron Bridge newly opened & Kirkcaldy mainline. Locally numerous walks & historic Wemyss Caves.

## VESTIBULE

Security door. Glazed internal door to all accommodation over 2 levels.

## SEP WC

Low level wc. Wash hand basin. Frost DG window.

## LOUNGE

Generously proportioned public room with 2 DG windows to front framing a south facing Sea View aspect. Coved edging. Thru arch to Dining room with laminate floor.

## DINING ROOM

Perfect space to entertain linking lounge & kitchen & DG patio doors to rear private gardens. Coved edging. Laminate floor.

## FITTED KITCHEN

Fitted with a range of modern style wall & base cabinets, wipe clean worktop surface. Inset sink. Gas cooker & washing machine included in sale. DG window to rear. Door access to dining room. Tiled splashback.

## STAIRS TO FIRST FLOOR LANDING

Loft access with ramsay ladder.

## MASTER BEDROOM

Generous main double bedroom features fitted wardrobes on 2 sides maximising space. DG window to front with south facing aspect perfectly frames the outstanding Sea Views. Carpet.

## BEDROOM 2

Spacious second double bedroom with fitted wardrobes. 2 DG windows to rear with woodland aspect. Carpet.

## BEDROOM 3

Bright & airy third bedroom could be an ideal home office to enjoy the Sea Views. DG window to front. Store cupboard. Carpet.

## WET ROOM/WC

Adapted to form functional walk n shower , wash hand basin, low level wc. However, tremendous space to install a bespoke bathroom/ shower-room. Frost DG window. Wet wall splashback.

## EXTERNAL

Situated to the head of a small private cul de sac with low maintenance mono block paved front garden terrace with decorative iron fence enjoying the breathtaking Sea Views with gated access to rear wrap around gardens. Side garden mainly laid to lawn bordered by established plants & shrubs. Timber shed. Rear decked terrace enjoys a tree lined private aspect with gated path weaving through lower garden grounds to West Braes itself. On the upper

level the remaining wrap around gardens mainly paved.

## DRIVEWAY

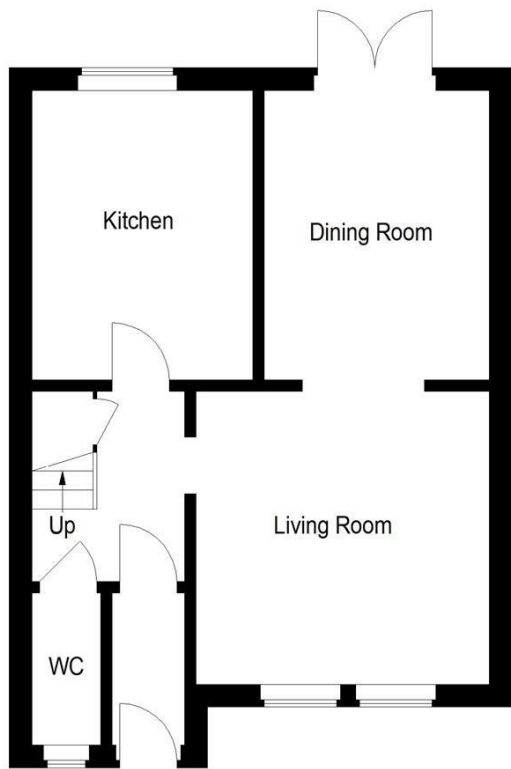
Mono block paved drive provides off street parking for several cars.

## GARAGE

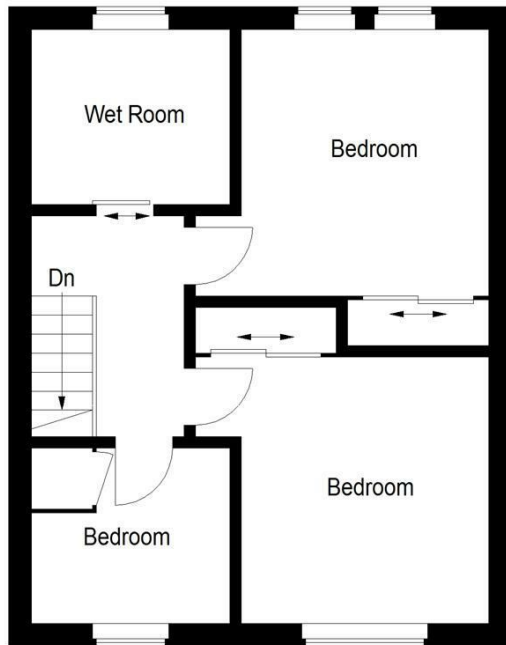
Up & over door. Power, light, fantastic storage facility with rear access to garden.

## 20A WEST BRAE





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUksketch.com © (ID1094110)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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