



3, KATRINE ROAD, WEMYSS BAY, PA18  
6BG





## **Description**

Occupying rarely available cul de sac location this beautifully presented, upgraded three bedroom SEMI DETACHED VILLA is a perfect family home. A particular feature is the generous sized monoblock driveway providing parking for two cars. A garage is located nearby. Landscaped enclosed rear garden features paved patio ideal for relaxing on summer days plus spacious lawned plot which is an ideal space for families. Shed and paved path at side of house.

Upgrades in recent years include: repainted exterior in '24, roof tiles sealed, interior redecorated, recarpeted, replumbed, smart wireless control exterior lighting, installation of new kitchen and bathroom. Double glazing and gas central heating with new system in '23. Just a few minutes walk from primary school plus local shops, transport facilities are nearby.

Impressive apartments comprise: Entrance Hall by UPVC double glazed door with double glazed side panels. A Plumbed Cloakroom with single glazed window features a wc / wash hand basin and wet wall panelling. Dual aspect Lounge/Dining Room is a bright room with LED "Pagazzi" lighting offering an ideal space for relaxing/entertaining with family and friends.

The quality fitted Kitchen offers a rear window and UPVC double glazed door to leading to the garden. There is a range of white high gloss units, grey work surfaces, storage cupboard and decorative high gloss ceiling with down lights . Appliances include: chimney extractor hood, gas hob, oven, fridge/freezer & dishwasher.

Stairs lead to Upper Landing with side window. There are two double sized Bedrooms and 3rd single Bedroom all benefiting from wardrobe/cupboard storage. The quality refitted Bathroom with rear window offers suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Further benefits are: wet wall panelling, decorative high gloss ceiling with down lights and chrome style heated towel rail.

Inspection a must. EPC= D

## **Measurements**

Hallway

Plumbed Cloakroom

Lounge / Dining Room  
6.91m x 3.68m (22'8 x 12'1)

Kitchen  
2.77m x 2.87m (9'1 x 9'5)

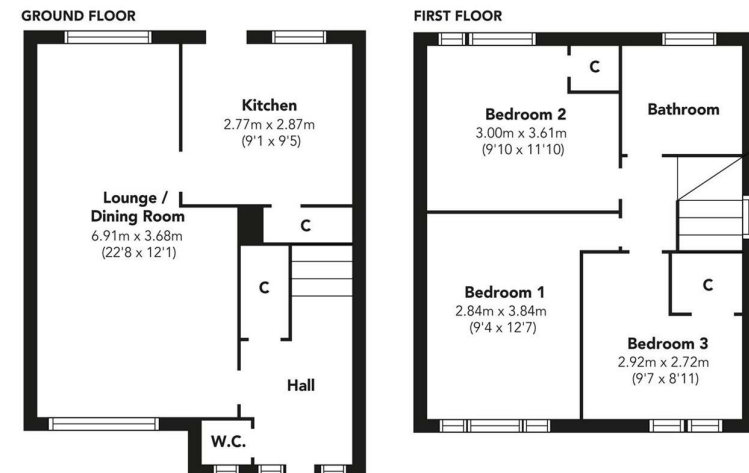
Upper Landing

Bedroom 1  
2.84m x 3.84m (9'4 x 12'7)

Bedroom 2  
3.00m x 3.61m (9'10 x 11'10)

Bedroom 3  
2.92m x 2.72m (9'7 x 8'11)

Bathroom



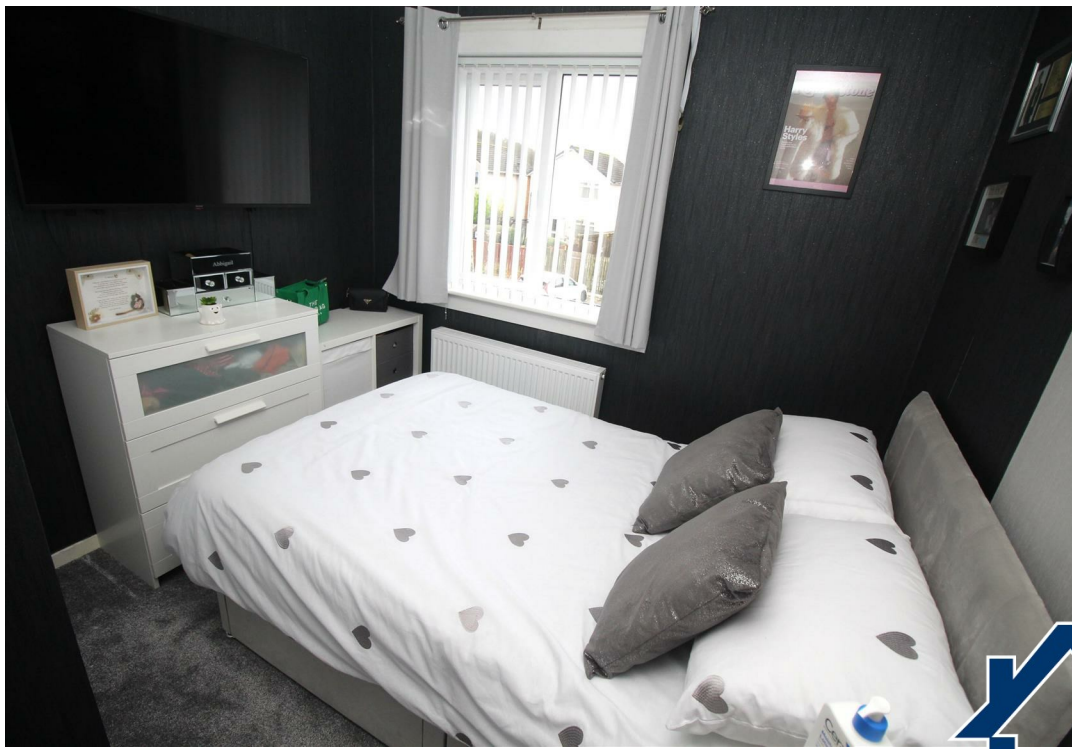
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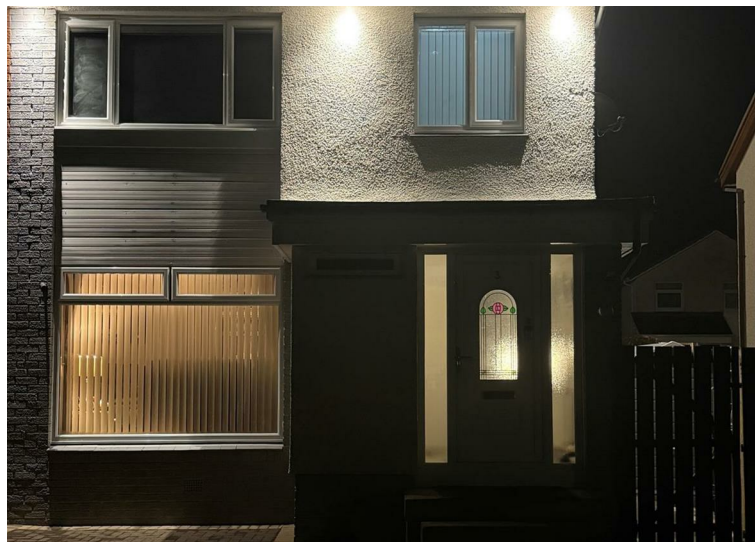
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