



*Brian Harkins  
Estate Agents*

*51 BRUEACRE DRIVE, WEMYSS BAY, PA18 6HA*

*OFFERS OVER £285,000*

*C/TAX BAND: E*

*4 BEDROOM HOUSE - DETACHED*

*EPC BAND:D*



Set in a peaceful and exclusive development, this generously proportioned, four-bedroom, DETACHED VILLA offers versatile accommodation over two floors, close to varied amenities and great transport links.

The accommodation on offer comprises and Entrance Hallway with W.C./cloakroom with two piece vanity suite and storage cupboard. The Reception Hall opens to a Bright and Stylish Lounge overlooking the rear gardens with French doors . The Breakfasting Kitchen is fitted with a range of base and wall mounted units, Include range style cooker, Extractor Chimney, integrated fridge /Freezer and dishwasher, Dining Room on open plan from Kitchen. The kitchen has doorway access to the rear gardens,

On the upper landing there are four Bedrooms, three with built in wardrobe storage. The Master Bedroom enjoys a three piece vanity Ensuite shower room.

The Family Bathroom is located on the upper landing and is fitted with a three white vanity piece suite including shower cubicle, illuminated mirror.

In addition to the above the property has Double Glazing and Gas Central Heating, Driveway parking leading to an integral garage equipped with power and light.

The front gardens are laid to lawn with the rear gardens having a timber entertaining decking Terraces, Astro Turf lawn.

Viewing is highly recommended to appreciate all the superb features within this ready to move into home.

### **Lounge**

*14'9" x 11'10" (4.50m x 3.63m)*



### **Dining / Kitchen**

*26'11" x 8'6" (8.22m x 2.60m )*

### **W.C.**

*4'6" x 2'7" (1.38m x 0.81m)*



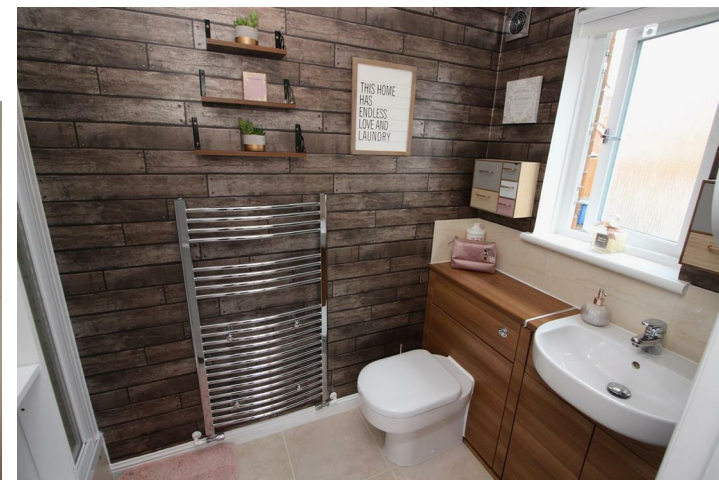
### **Master Bedroom**

*13'2" x 11'3" (4.03m x 3.43m)*



### **Ensuite**

*4'5" x 7'7" (1.35m x 2.32m)*



### **Bedroom 2**

*8'10" x 10'9" (2.71m x 3.29m)*



**Bedroom 3**  
 8'2" x 10'9" (2.49m x 3.28m)



**Family Bathroom**  
 6'0" x 9'7" (1.83m x 2.93m)



**Bedroom 4**  
 8'2" x 8'9" (2.49m x 2.67m)



**IMPORTANT NOTE TO PURCHASERS:**  
 \*\*MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		



