



33 McDuff Street  
EAST WEMYSS | KIRKCALDY | KY1 4QN

  
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## 33 McDuff Street

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Bright and spacious upper flat located on a quiet street in the coastal village of East Wemyss. This main-door, three-bedroom apartment, is well-presented and ideal for commuting professionals, couples, downsizers and investors. The appealing property benefits from a good sized living/dining room, well-appointed modern dining kitchen, three generous bedrooms - the principal with fitted mirrored wardrobes, and bathroom with mains shower over bath. Externally, the property benefits from a large, private, west facing private rear garden with shed and patio area with open outlook over fields, as well as a long side garden which could be utilised for off street parking. Further benefits on offer are gas central heating, double glazing, and attic with Ramsay ladder access.

- Bright and spacious main door upper flat
- Generous rooms
- Modern well appointed dining kitchen
- Modern bathroom with mains shower over bath
- Three bedrooms, one with fitted mirrored wardrobes
- Gas central heating
- Double glazing
- Private gardens to the rear with patio area and shed
- Open outlook over fields to the rear
- Long side garden (off street parking)

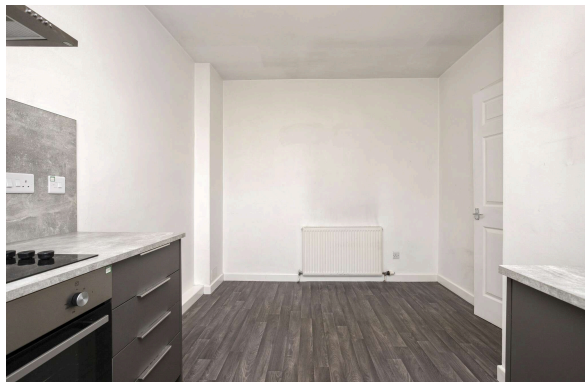
EPC Rating C.

Extras include oven, hob and hood, and blinds.

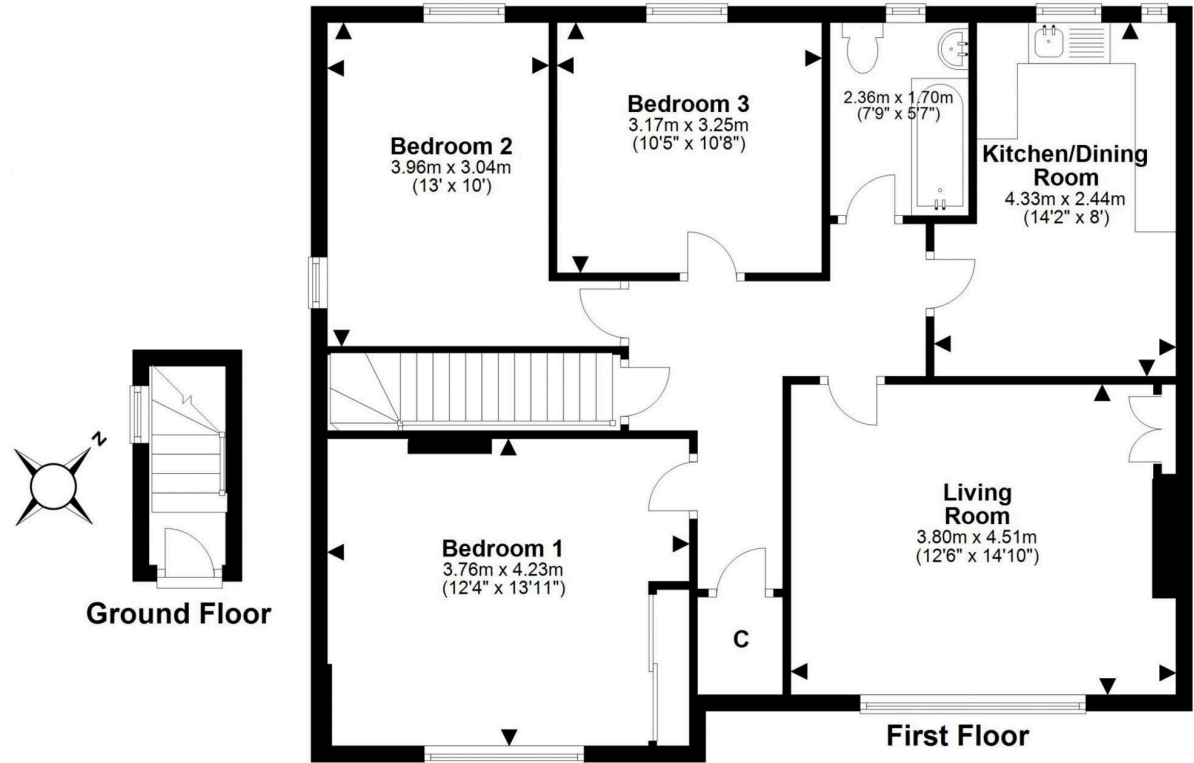
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Kirkcaldy is a large, bustling town pleasantly situated on the shores of the Forth Estuary, close to a choice of sandy beaches and coastal walks. It has a thriving town centre providing an excellent choice of amenities to its residents, including the Mercat Shopping Centre. Fife Central Retail Park is home to a large Sainsbury superstore, Next, Boots and electrical and home improvement stores. Superb recreational opportunities include a variety of sporting facilities, a museum, the Adam Smith theatre and cinema and the green expanses and boating lake within Beveridge Park. The property is conveniently placed for access to the local hospital and Fife College. Good road and motorway links allow speedy access to other areas within Fife and beyond, the Forth Road Bridge being within easy reach. Kirkcaldy has its own railway station for commuters.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.