

# first for homes

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Contact Allan England's Team  
**01592 752 944**



Station Park, Kirkcaldy

**Offers over £114,995**

# Station Park, Kirkcaldy

Lovely Move-In Condition 2-Bedroom Mid-Terraced Villa with Driveway.

Allan England's Award-Winning Team at First For Homes are delighted to welcome to the market this beautifully presented two-bedroom mid-terraced villa, located within the highly sought after area of East Wemyss. This attractive family home offers well proportioned accommodation comprising an bright and spacious lounge, fitted kitchen/diner/breakfast, two generous bedrooms one with fitted wardrobes, updated family bathroom. Externally, the property benefits from approx 2-car driveway, garden grounds to front and rear. New double glazed windows & composite front and rear door. Installed in approx 2023. Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this home has to offer. Don't miss out on this fantastic opportunity.

EPC Rating: C  
Council Tax Band: C  
Home Report Value £120,000

Call first for homes - first for trust... first for service... first for aftercare. East Wemyss is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 8 miles East of Glenrothes and 5 miles of Kirkcaldy and has local shopping areas, schooling and recreational facilities including golf courses and leisure facilities available in the nearby Leven. The A955 links the Town to Kirkcaldy which in turn links with the A92 to Dunfermline and Edinburgh.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





**SITUATION – East Wemyss**

**ENTRANCE VESTIBULE**

**LOUNGE** 15'3" x 12'7" approx (4.65m x 3.86m approx)

**KITCHEN/DINER/BREAKFASTING**

12'5" x 9'2" approx (3.81m x 2.80m approx)

**UPPER LEVEL**

**BEDROOM 1**

12'6" x 9'3" approx (3.83m x 2.82m approx)

**BEDROOM 2**

12'7" x 7'1" approx (3.86m x 2.17m approx)

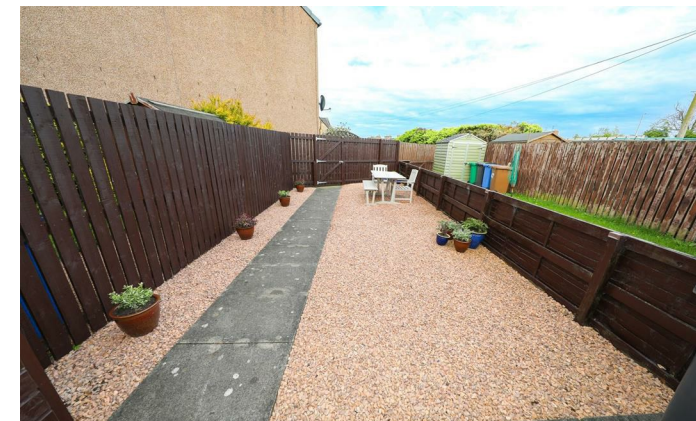
**FAMILY BATHROOM**

7'9" x 71'2" approx (2.37m x 21.7m approx)

**GARDEN GROUNDS**

**2 CAR DRIVEWAY**

**INFORMATION**



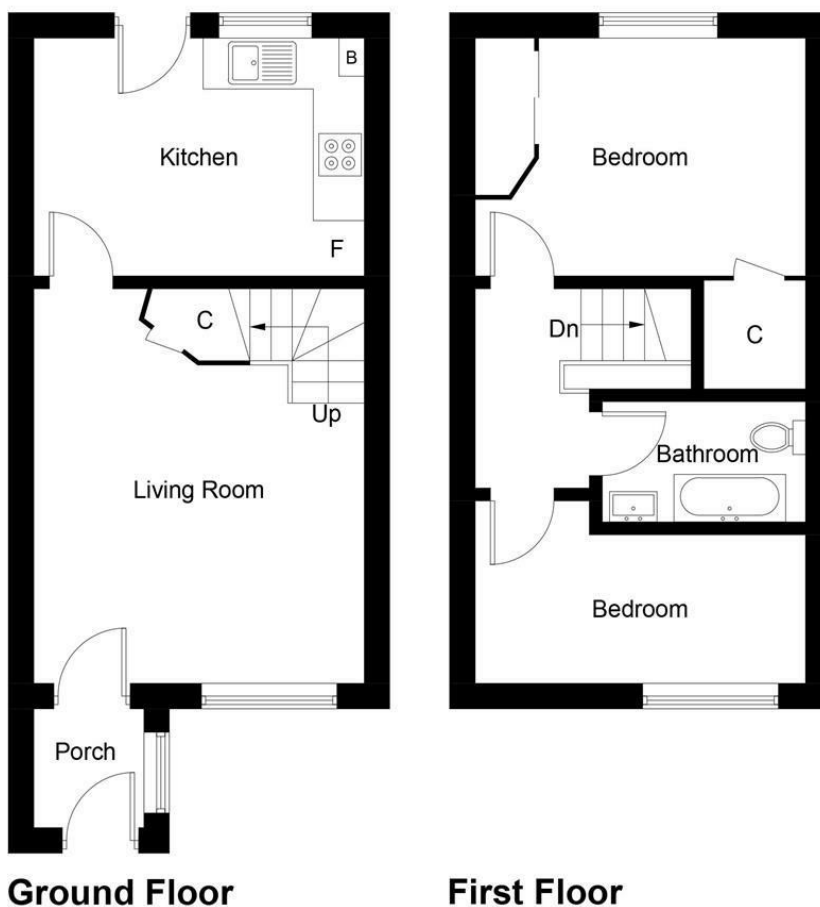


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300583)

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## FREE Valuation

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