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01592 752 944



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**FOR
SALE**

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Earlseat Place, Coaltown Of Wemyss
Offers over £239,995

 *Premium Property*

Earlseat Place, Coaltown Of Wemyss



Welcome To Earlseat Place, A Stunning Immaculately Presented 3 Bedroom Detached Family Villa With 2 Car Driveway, Single Garage & Lovely Garden Grounds, Built By Lundin Homes Set In A Quiet Village of Coaltown of Wemyss, Fife!

Allan England's award winning team at first for homes would like to welcome to the market this Immaculately Presented 3 Bedroom Detached family home situated in the desired village of Coaltown of Wemyss, Fife! This lovely home offers move in condition living accommodation comprising; entrance hallway, inviting lounge, open plan kitchen-diner with double patio doors to rear garden including integrated appliances, cloaks/WC and internal access to the single garage/workshop. Stairs to the upper level offer 3 double bedrooms with built in storage and 4 piece family bathroom including separate bath and shower. Finished to a high standard with solid oak finishings throughout, tastefully decorated and modern living.

Externally the property benefits from beautifully landscaped rear gardens with a mixture of decking, patio and lawn with easily maintained chipped front garden with 2 car monoblock driveway leading to single garage/workshop. Viewings are highly recommended to fully appreciate all this lovely home has to offer! Don't miss out!

HOME REPORT - £250,000

EPC - C

COUNCIL TAX - E

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The Village of Coaltown of Wemyss boasts a highly rated primary school, local shops, a hotel and local pub. The Village is situated to the east of Kirkcaldy and only 4.7 miles from Kirkcaldy Railway Station. A mile to the South, lies the picturesque coastal Village of West Wemyss adjacent to the historic Wemyss Castle. Dysart is only 2 miles to the West and access to the A92 dual carriage way is only 4 miles away.

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 – Coaltown of Wemyss

ENTRANCE HALLWAY

LOUNGE

16'3" x 11'3" (approx) (4.96m x 3.45m (approx))

OPEN PLAN KITCHEN/DINER

19'1" x 10'8" (approx) (5.83m x 3.27m (approx))

WC/CLOAKS

STAIRS TO UPPER LEVEL

BEDROOM 1

14'9" x 11'5" (approx) (4.51m x 3.50m (approx))

BEDROOM 2

10'0" x 9'3" (approx) (3.07m x 2.84m (approx))

BEDROOM 3

9'6" x 9'1" (approx) (2.90m x 2.78m (approx))

FAMILY BATHROOM

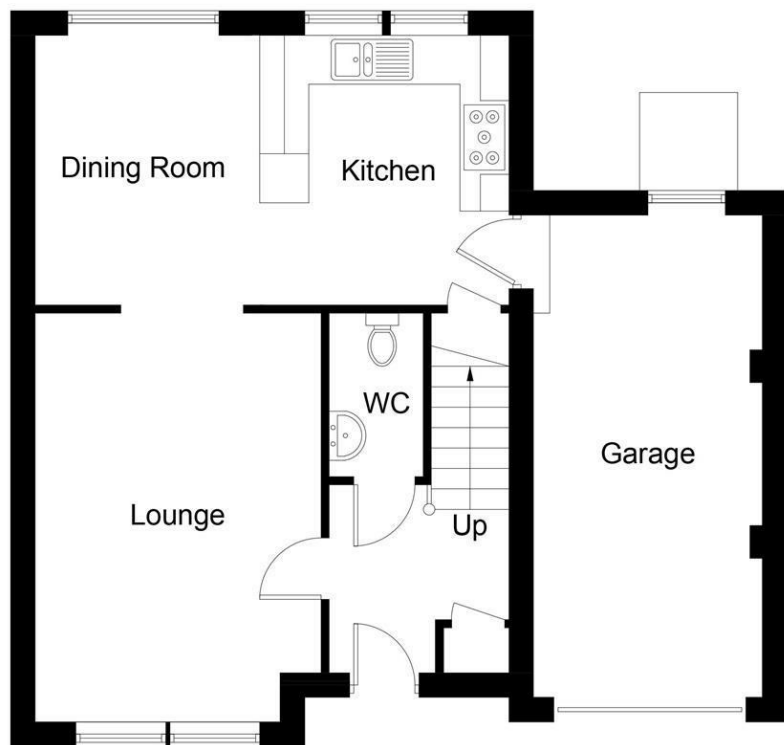
FRONT & REAR GARDENS

2 CAR DRIVEWAY

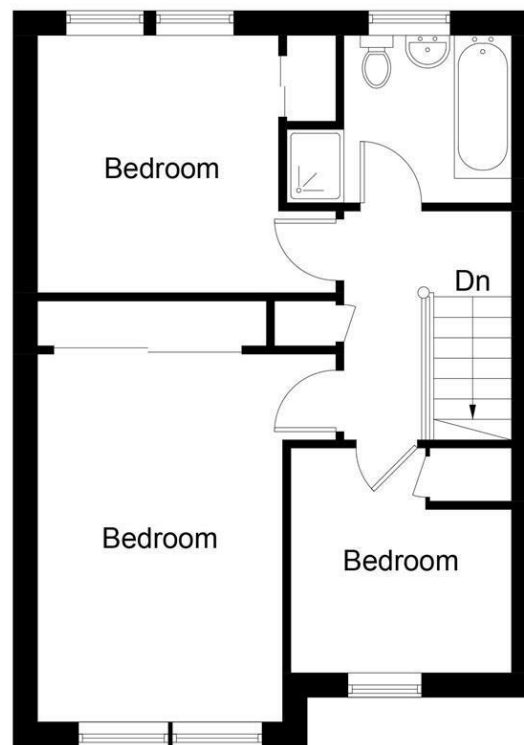
SINGLE GARAGE

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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FREE Valuation

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