



80, LOMOND ROAD, WEMYSS BAY, PA18
6DP





Description

Offering a beautifully presented family home this extended three bedroom DETACHED VILLA lies within a sought after residential area close to local primary schooling. Set within lawned gardens which extend to the front and rear. The generous sized rear garden is enclosed by fencing. There is a long driveway offering parking for several cars which leads to the detached garage. A particular feature is the installation of a new triple/double glazed windows and new external doors in 2025.

Specification also includes: gas central heating and laminate flooring. Lies a short walk from local shops and transport facilities are nearby.

Impressive family accommodation comprises: Entrance Hallway by composite double glazed door with side panel and walk in storage cupboard. There is a front facing Lounge with picture window which overlooks the garden and features an archway to the Dining Room. The Family Room has side windows and rear French doors giving direct access to the rear garden. These rooms are perfect for family living and entertaining.

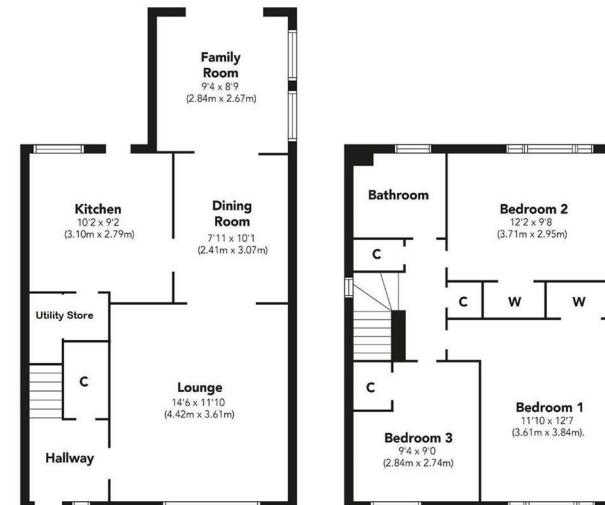
There is a refitted quality Kitchen with rear window and double glazed door leading to the garden. There are white fitted units, oak style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, double oven, integrated dishwasher and fridge/freezer. The Utility Store is plumbed for a washing machine and also provides useful storage.

Stairs with feature chrome handrail lead to the Upper Landing with side window, two inbuilt cupboards and hatch to the loft. There are two double sized Bedrooms both with fitted mirrored wardrobes and 3rd single Bedroom with cupboard. The Bathroom benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style mixer shower. Additional benefits include: wall tiling and chrome style heated towel rail.

Early viewing is highly recommended for this impressive extended family home. EPC = D

Measurements

Hallway
Lounge 4.42m x 3.61m (14'6 x 11'10)
Dining Room 2.41m x 3.07m (7'11 x 10'1)
Family Room 2.84m x 2.67m (9'4 x 8'9)
Kitchen 3.10m x 2.79m (10'2 x 9'2)
Utility Store 2.18m x 1.93m (7'2 x 6'4)
Upper Landing
Bedroom 1 3.61m x 3.84m (11'10 x 12'7)
Bedroom 2 3.71m x 2.95m (12'2 x 9'8)
Bedroom 3 2.84m x 2.74m (9'4 x 9'0)
Bathroom

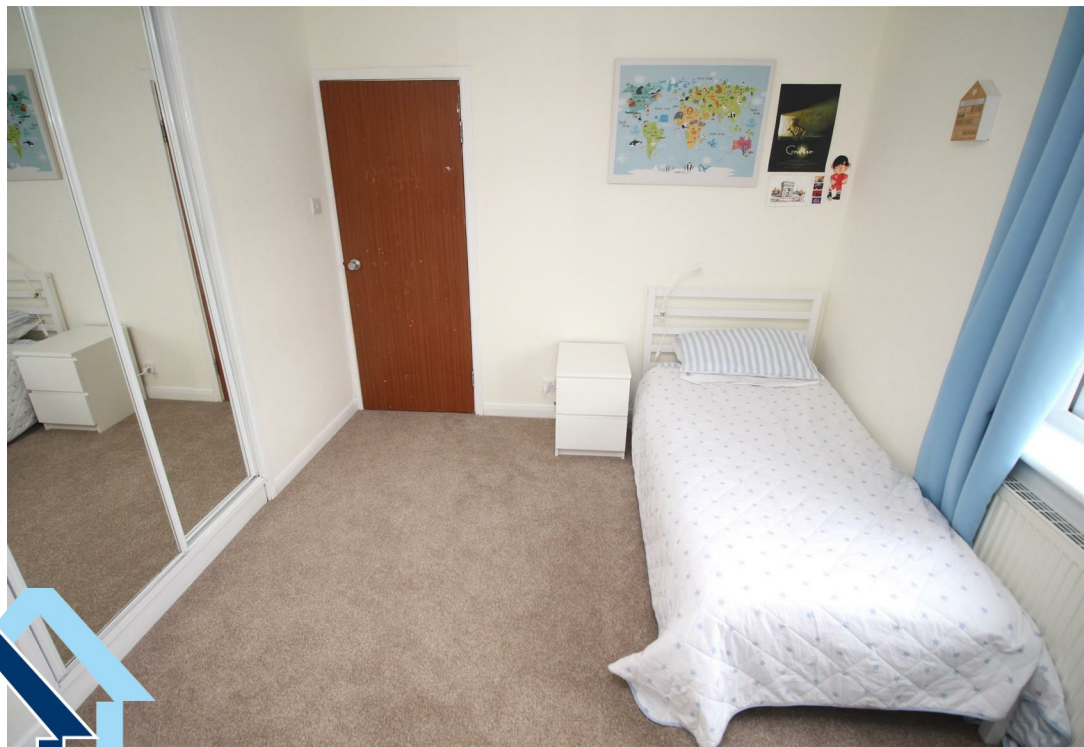


Floorplans are indicative only - not to scale
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