



*Brian Harkins
Estate Agents*

7 TOWARD ROAD, WEMYSS BAY, PA18 6EE

OFFERS OVER £200,000

C/TAX BAND: C

3 BEDROOM HOUSE - SEMI-DETACHED

EPC

This beautifully presented semi-detached villa is a bright, spacious family home set in a popular residential village. The area offers great local amenities and regular bus services for easy access. The property includes a driveway and enclosed rear garden.

Inside, the welcoming reception hallway leads to a utility room, plumbed cloakroom, and a bright sitting room with a picture window to the front, plus a dining room to the rear. Laminate flooring runs throughout. The fitted kitchen offers plenty of storage in floor and wall units and opens to the enclosed rear garden.

Upstairs, there are three generously sized double bedrooms and two hall storage cupboards. The bathroom features a three-piece white double vanity suite, separate walk-in shower, and wetwall finish.

The front garden includes a driveway, while the rear garden boasts a patio area.

The home is fully double-glazed with gas central heating.

Viewing is highly recommended to appreciate all it has to offer.

Lounge

15'5" x 10'1" (4.70 x 3.08)



Dining Room

10'4" x 9'0" (3.17 x 2.76)



Kitchen

9'4" x 9'1" (2.85 x 2.78)



Utility

5'8" x 5'4" (1.74 x 1.65)

Plumbed Cloakroom

5'3" x 3'1" (1.62 x 0.94)



Bedroom 1

11'3" x 10'6" (3.44 x 3.22)



Bedroom 2
13'11" x 10'6" (4.25 x 3.22)



Bathroom
9'2" x 6'7" (2.81 x 2.01)



Bedroom 3
9'5" x 9'1" (2.88 x 2.78)



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	67	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	67	75
EU Directive 2002/91/EC		

