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## 67 Chemiss Crescent

East Wemyss, Kirkcaldy, KY1 4EU

Offers Over £195,000



Welcome to "The Nina", your immaculate coastal retreat in the popular Castle Gait development, East Wemyss. Rarely does an opportunity arise to secure a home that perfectly blends modern convenience with a peaceful, sought-after location. "The Nina" is an immaculately presented, semi-detached bungalow built by Easy Living Developments in 2024, offering a sophisticated design for comfort and accessibility. The pristine "as new" internal accommodation comprises a welcoming entrance hall, a bright lounge, a highly functional fitted modern kitchen, two double bedrooms (both benefiting from built-in fitted wardrobes) and a contemporary shower room. This home provides modern comfort and efficiency with PV solar panels, gas central heating and is fully double glazed. Externally, the property boasts a driveway with electric car charger point and an easily maintained enclosed rear garden, backing onto woodland. This property is truly ready to move into, offering a tranquil lifestyle in a highly desirable setting.

East Wemyss is a popular and picturesque coastal village, perfectly positioned on the northern shore of the Firth of Forth. It provides the rare blend of tranquil seaside living with a strong, active community atmosphere, making it a highly desirable place to call home. Living here means having the Fife Coastal Path on your doorstep, offering endless opportunities for walking and exploring the beautiful coastline, while also benefiting from the rich local history visible in the famous Wemyss Caves and the ruins of MacDuff Castle nearby. The village maintains essential local amenities, including convenience stores, a primary school and community facilities, ensuring your daily needs are easily met. For commuters or those seeking wider facilities, the location offers excellent connectivity; the nearby town of Kirkcaldy is only a short drive away, providing extensive shopping, leisure options and a mainline railway station for fast, direct links.





Entry

Entrance Hallway

A welcoming and bright entrance, providing access to all primary rooms. The hall sets the tone for the property's immaculate presentation and contemporary finish. Storage is provided by two good sized cupboards, one which also houses the combi boiler. Loft hatch access.

Lounge 11'3 x 14'1 (3.43m x 4.29m)

The heart of the home, this beautifully proportioned room offers a comfortable and stylish space for relaxation and entertaining. French doors leading to the rear garden, ensures the room is flooded with natural light, complementing the neutral décor.

Kitchen 8'1 x 10'1 (2.46m x 3.07m)

A truly modern and highly functional space designed for the enthusiastic cook. Featuring a range of sleek, German contemporary cabinetry, high-quality fitted appliances and ample work surface area. Integral appliances include Neff induction hob, oven, microwave, extractor, dishwasher and fridge/freezer, plus Hotpoint washer/drier. The design ensures efficiency and offers a pleasant, bright outlook to the rear garden.

Bedroom 10'3 x 9'1 (3.12m x 2.77m)

Spacious front facing and well-proportioned double bedroom, benefiting from modern fitted wardrobes offering a multitude of hanging and storage options.

Bedroom 9'1" x 9'1" (2.77m x 2.79m)

Another generous double bedroom to the front of the property, featuring attractive, modern fitted wardrobes, maximizing floor space and providing good storage options.

Shower Room

A contemporary and highly specified room featuring a modern suite, including a walk-in shower enclosure with twin head shower, toilet and wash hand basin with storage below. Finished off with elegant Porcelanosa tiling and stylish fixtures. Maintained in pristine, spotless condition.

Gas Central Heating

Gas central heating throughout the property with combi boiler.

Double Glazing

Double glazing to all windows and door panes.

Solar PV panels

The property benefits from roof PV panels, converting sunlight into electricity, to reduce energy bills, and lower carbon emissions.

Driveway

Convenient and practical "Carpave" driveway to the front of the property, edged by mono bloc with electric car charging point, offering the bonus of hassle free, side by side vehicle parking.

Gardens

The front garden consists of the "Carpave" driveway with mono bloc sections, providing space for vehicles. The beautiful enclosed rear garden with its woodland backdrop is easily maintained with decorative chipped sections, a decked patio area and provides a pleasing and relaxing outdoor haven. Outside water tap and double covered electrical garden sockets.

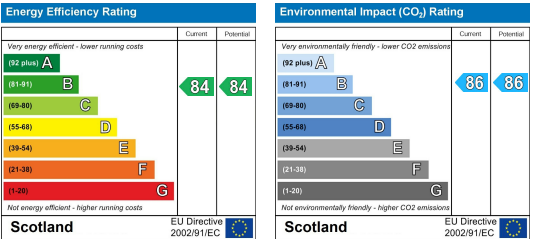
Factor Fee

The garden areas on the Castle Gait development are managed at a cost of approximately £80 a year.

Area Map



Energy Efficiency Graph



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