

29 Plantation Row Coaltown of Wemyss KY1 4LY



Semi detached bungalow in Coaltown of Wemyss

- 4 Bedrooms
- Boxroom
- Living Room
- Wet Room
- Garden
-

£670 pcm, unfurnished

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Location

The property is located in the conservation village of Coaltown of Wemyss close to Kirkcaldy and Glenrothes.

Detailed Description

The property is a semi detached bungalow with garden ground to the side and rear. There is also a patio area to the rear.

The accommodation on one floor comprises vestibule, hallway, living room, kitchen, wet room, 3 double bedrooms, 1 single bedroom, study/boxroom and a separate W.C.

Landlord Registration No. 41475/250/24320

EPC rating E

Tenancy

Conditions of Let

- 1 The tenancy shall be a Short Assured Tenancy in terms of the Housing (Scotland) Act 1988.
- 2 The term of the tenancy shall be by mutual agreement but a minimum of 6 months.
- 3 The rent shall be payable monthly in advance by bank standing order.
- 4 A deposit of two month's rent will be payable in advance.
- 5 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authorities.
- 6 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.
- 7 The garden will be maintained by the tenant.
- 8 The tenant will be responsible for costs of all services.
- 9 The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.
- 10 The tenant will be required to maintain the internal decoration to the same standard as at entry.
- 11 A photographic record of condition will be taken prior to entry.
- 12 No pets shall be kept by the tenant without prior written permission of the landlord.

Application for Tenancy

Interested parties should confirm their interest in the property with the Letting Agents. Prospective tenants will be required to provide appropriate character references. Financial referencing will be carried out by an independent body.

Services

Mains water, electricity and drainage. Gas Central Heating

Fife Council - Council Tax Band D

Viewing

From the A92, exit third left from the roundabout to Kirkcaldy East. At the next roundabout turn left on the A915 eastbound. At the next small roundabout take the second left onto the B929. Follow the B929 until reaching a T Junction. Turn left and follow the A955 eastbound for approximately 2 miles into the village of Coaltown of Wemyss and take the 2nd right onto Plantation Row. Number 29 is the first house on the right hand side.