



9 Broad Wynd, West Wemyss, Kirkcaldy, Fife, KY1 4ST

Offers Over £99,500

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Fisherman's Cottage is located within the heart of the sought after, conservation village of West Wemyss offers immaculately presented accommodation with private gardens and sea views.

Accommodation comprises: entrance porch, reception hallway with storage, generous lounge to the front, modern, fully fitted dining kitchen with integrated appliances, solid oak work surfaces and rear access door, large double bedroom with fitted storage and recently installed shower room with modern 3 piece white suite and feature double shower unit.

The subjects benefit from double glazed, sash and casement style windows, gas central heating with modern combination boiler, good storage and private front and communal rear gardens.

West Wemyss is located on the Firth of Forth with the harbour and coastal path just minutes walk from the door of the property. Kirkcaldy, Leven and Glenrothes are located just a short drive away with Edinburgh being located less than an hour to the south, making this spot ideal for commuters, first time buyers and investors alike.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call to make an appointment.

EPC Rating:

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		EU Directive 2002/91/EC	

