

Bradburne & Co

Chartered Surveyors, Estate Agents

Kirkcaldy 4 miles

Cupar 16 miles

**12 Broad Wynd,
West Wemyss,
Fife**

Edinburgh 27 miles

Dundee 31 miles



A ONE BEDROOM FIRST FLOOR FLAT SITUATED IN CONSERVATION VILLAGE WITHIN COMMUTING DISTANCE OF EDINBURGH

Accommodation:-

Hall, Sitting Room, Bedroom, Kitchen, Bathroom

**Gas Central Heating
Shared Drying Green
View of Firth of Forth to rear**

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

West Wemyss is a fascinatingly attractive village within a conservation area on the shores of the Firth of Forth.

12 Broad Wynd is a first floor flat. It has one bedroom, a sitting room, kitchen and bathroom and has gas central heating. It is a comfortable flat for a single person or couple near the end of a cul-de-sac.

SITUATION

West Wemyss is architecturally a most attractive village on the Firth of Forth yet is within 30 minutes commuting distance of Edinburgh by car.

Nearby Coaltown of Wemyss provides a general grocers and a primary school. Kirkcaldy has more comprehensive facilities including shopping, health and leisure facilities. Secondary schooling is also available in Kirkcaldy. There is a mainline railway station in Kirkcaldy while Edinburgh airport is only 24 miles.

DIRECTIONS

From Edinburgh follow the M90 to Junction 2a at Halbeath and then the A92 to Kirkcaldy east junction. Follow the A921 towards Kirkcaldy and then the A915 towards Leven. After approximately 2 miles, turn right towards Coaltown of Wemyss. At the T-junction, turn right and then left to West Wemyss and then left into Broad Wynd leading to Church Street. No 12 Can be found on the right through the pend and upstairs. KY14 5ST.

PARTICULARS OF SALE

Hard wood door with glass panel over leads to:-

Hallway (S) Dado rail. 2 radiators.
13' x 8'2"
3.97m x 2.50m
"L" Shaped

Sitting Room (N) Electric fire in fireplace with marble hearth and timber mantle. Laminate floor. Radiator. Television point. Telephone point.
16' x 12'5"
4.88m x 3.79m

Bedroom (N) 2 double fitted wardrobes with shelved and hanging space and cupboards over.
12'5" x 10'6"
3.79m x 3.20m

Kitchen (S) Floor and wall units. Stainless steel sink. *Electrolux* electric oven, gas hob and extractor fan. Plumbed for washing machine. *Baxi* boiler. Cupboard housing electric meters and fuses. Radiator.
12'6" x 7'4"
3.83m x 2.25m

Bathroom (S)
7'11" x 4'3"
2.43m x 1.32m

W.C. Wash hand basin. Corner bath. *Vectaire* extractor fan. Laminate floor. Radiator.

OUTSIDE

There is a shared drying green to the rear of the flat.



GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

The Council Tax band is "A". The current Council Tax payable is £1,007.71 per annum.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Offers over £48,000 are invited.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2009 Licence Number 100010748.