



7, ETIVE ROAD, WEMYSS BAY, PA18 6DN



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ESTATE AGENTS



Description

Offering a beautifully presented, extended family home this stunning three bedroom SEMI DETACHED VILLA lies in a sought after cul de sac location. The extension created a superb open plan kitchen, dining room and family room layout which is the real hub of this home. A downstairs WC compartment has also been added. The property has been reroofed in recent years.

There is a spacious, enclosed lawned rear garden with paved patio. The former garage is currently used as a store room, but could be reinstated again as a garage if the door was replaced. The resin driveway offers parking for several cars. Specification includes: double glazing and gas central heating. Lies a short walk from the primary school plus local shops and transport facilities are nearby.

Highly impressive family accommodation comprises: Entrance Hall by UPVC double glazed door with side panel. A downstairs WC compartment features a two piece suite. There is a front facing Lounge with floor length window and marble fireplace with electric fire. The bright and spacious Kitchen/Dining Room/Family Room features two Velux windows, rear window, French doors and separate door to the garden. This is a perfect space for relaxing and entertaining with family/friends.

The quality fitted Kitchen with feature island unit features dark grey units, solid granite work surfaces and matching splashback. Integrated appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, dishwasher, fridge and freezer.

Stairs lead to Upper Landing with side window, two cupboards and loft hatch. There are three double sized Bedrooms all benefiting from fitted wardrobes. The luxury Bathroom with rear window has quality suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with shower. Benefits include: partial wet wall panelling, decorative panelled ceiling with downlighters and heated towel rail.

Viewing is highly recommended. EPC = C

Measurements

Entrance Hall

Downstairs WC Compartment

Lounge

4.24m x 3.56m (13'11 x 11'8)

Kitchen / Dining Room / Family Room

5.61m x 5.84m (18'5 x 19'2)

Upper Landing

Bedroom 1

3.56m x 3.94m (11'8 x 12'11)

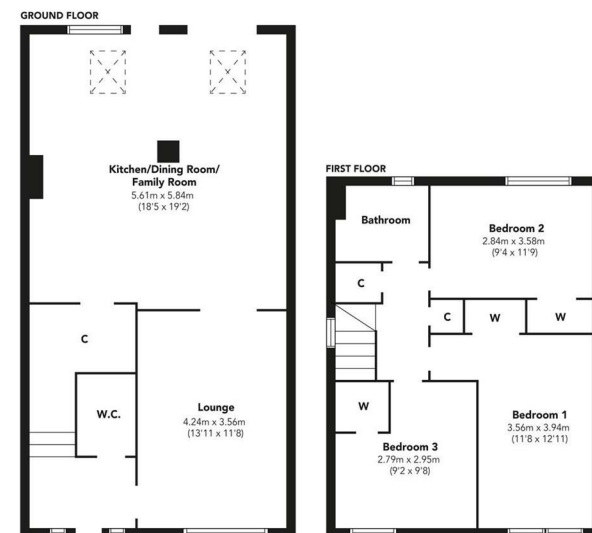
Bedroom 2

2.84m x 3.58m (9'4 x 11'9)

Bedroom 3

2.79m x 2.95m (9'2 x 9'8)

Bathroom

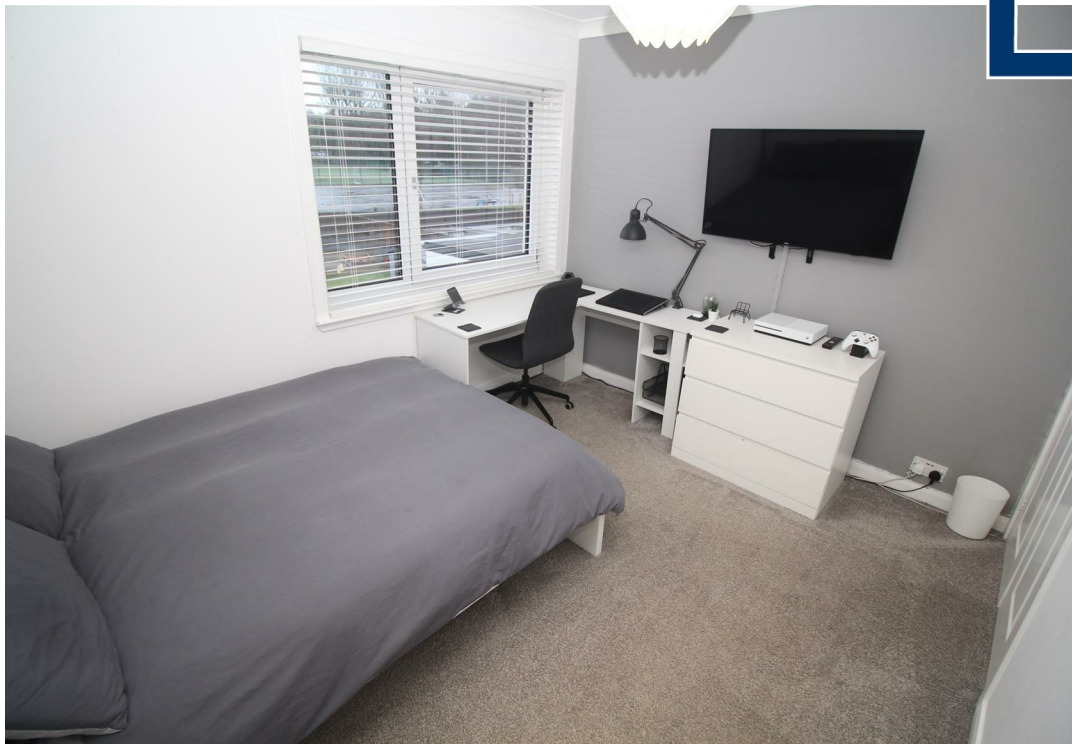


Floorplans are indicative only - not to scale
Produced by Plushplans











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