



19, WHITING ROAD, WEMYSS BAY, PA18  
6EB







## **Description**

This immaculately presented three bedroom SEMI DETACHED VILLA offers a generous sized family home within a desirable location. Particular features include the paved driveway, plus garage with remote control electric door, light and power installed, plus courtesy door which can be accessed from the rear garden

The enclosed rear garden features a lawned plot, two paved patios and pebbled area. There is a lawned plot in the front garden. Specification includes: double glazing and gas central heating. Conveniently located for local primary school, shops and transport facilities.

The immediately impressive apartments comprise: welcoming generous sized Reception Hallway by UPVC double glazed door with understair cupboard. There is a Utility Room with front facing window. A downstairs WC compartment has a side window, plus two piece suite comprising: wash hand basin and wc.

The airy, spacious dual aspect Lounge/Dining Room features windows to the front and rear offering a perfect space for relaxing and entertaining with family/friends. There is a quality fitted Kitchen with rear window and double glazed door leading to the rear garden. The kitchen features a range of oak style units, granite style work surfaces and splashback tiling. Appliances include: stainless steel extractor hood.

Stairs lead to the Upper Landing with three inbuilt cupboards and hatch to loft which is partially floored. There are three double sized Bedrooms. The 2nd & 3rd bedrooms both feature fitted mirrored wardrobes providing generous storage. The quality Bathroom has a front window and four piece suite comprising: pedestal wash hand basin, wc, bath and double sized shower cubicle with "Triton" shower. Specification includes: wall tiling and heated towel rail.

Early inspection is essential. EPC = C.

## **Measurements**

Hallway

Plumbed Cloakroom

Utility Room

1.88m x 1.73m (6'2 x 5'8)

Lounge/Dining Room

3.20m x 7.77m (10'6 x 25'6)

Kitchen

2.92m x 2.97m (9'7 x 9'9)

Upper Landing

Bedroom 1

3.20m x 4.19m (10'6 x 13'9)

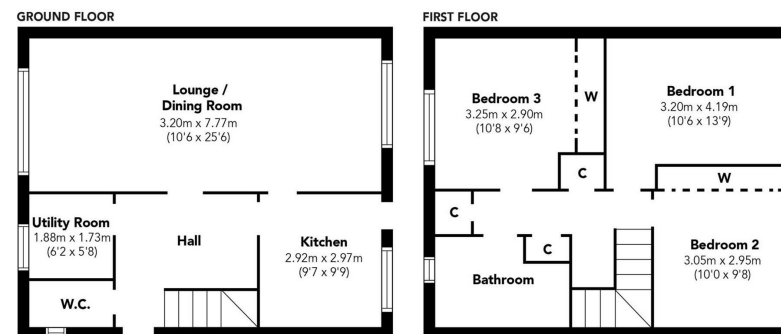
Bedroom 2

3.05m x 2.95m (10'0 x 9'8)

Bedroom 3

3.25m x 2.90m (10'8 x 9'6)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans





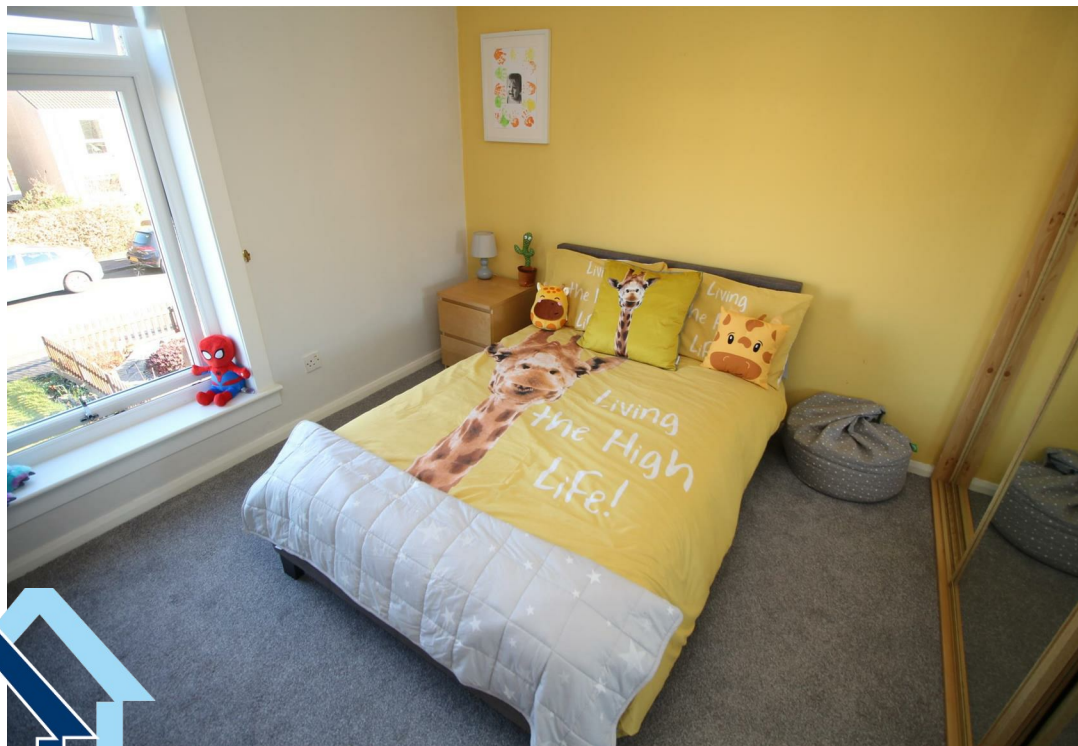
















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