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## 81 Chemiss Crescent

East Wemyss, Kirkcaldy, KY1 4EU

Offers Over £320,000



Simply stunning! Enjoy sophisticated living at Castle Gait, East Wemyss.

Experience the pinnacle of modern bungalow living in this stunning, detached home which is not even a year old! This fabulous property, known as "The Taylor" was built by Easy Living Developments with no expense spared. In addition to the eco friendly, convenient and quality features this builder is known for, the seller has added an array of top quality finishes, including Karndean flooring to the property, making this a truly stunning opportunity to buy "almost new" without the expense of then flooring, landscaping gardens and adding the finishing touches! Buyers can have the best of both worlds!

This immaculate home comprising entrance hall, impressive open plan lounge/dining/kitchen with double bi-fold doors onto the rear garden, utility room, master bedroom with en suite shower room, two further double bedrooms and luxury family bathroom with four piece suite. Gas central heating, double glazing, solar panels and alarm system. The property certainly has kerb appeal with lovely garden grounds and "Carpave" driveway to the side, completing this beautiful home!

\* Viewings commence on Saturday 11th April between 12 noon - 2pm. Please call now to book your slot! \*



### Entry

Entry to the property is via attractive composite front door into the entrance hallway. This provides access to the master bedroom and also bedroom two. Further door into inner hallway which leads to the living/dining area, bathroom and bedroom three. Handy storage cupboard.

### Open Plan Lounge/Dining/Kitchen 25'3" x 13'1" (7.7 x 4)

Designed with modern living in mind, this expansive social space is bathed in natural light! The double opening Bi-Fold doors with electric remote control blinds, truly are a highlight of this room, practically opening up the whole rear of the house onto the beautiful rear garden, letting the outside in. Space for lounge furniture configurations and open plan to the dining and kitchen area. The designer German "Bauformat" kitchen is a chef's dream, featuring sleek cabinetry and a full suite of premium integrated appliances including Neff induction hob, extractor, dishwasher, fridge/freezer, oven and microwave. Features breakfast bar with cupboards below, adding to the array of base and wall units already on offer. Whether hosting a dinner party or enjoying a quiet morning coffee, this space is as peaceful as it is beautiful!

### Utility

Convenience is key. Located just off the kitchen, the dedicated utility room keeps the laundry out of sight and offers an additional walk in storage cupboard which houses the Alpha boiler, cylinder and meters. Functional composite back door providing easy access to the side of the property.

### Master Bedroom 12'9" x 10'11" (3.89 x 3.33)

A true sanctuary! This generous double bedroom offers a peaceful retreat at the end of the day. The front, south facing, double window formation absolutely floods the room with natural light. Modern double wardrobes with mirror sections, offering an abundance of storage options. Handy carbon dioxide monitor to ensure awareness of healthy air quality. Door into en suite shower room.

### En Suite Shower Room 7'0" x 4'2" (2.14 x 1.28)

Immaculate, as expected, with shower cubicle, toilet and sink with vanity unit drawers below. Tiling to floor and walls, sensor activated LED mirror, ladder radiator and side window.

### Bedroom 10'0" x 9'5" (3.05 x 2.89)

Another double bedroom, facing to the side of the property. Features the same modern double wardrobes with hanging and shelving.

### Bedroom 9'9" x 8'9" (2.99 x 2.68)

Versatility at its best, a third spacious bedroom, also facing south, to the front of the property. Perfect for guests, family, or a dedicated home office. Again, fitted with modern double wardrobes.

### Bathroom 10'11" x 6'2" (3.35 x 1.9)

A spa-like experience. This spacious bathroom offers the best of both worlds: a deep, inviting bath with hot/cold dial control to provide the right temperature of water via the waterfall feature and a separate walk-in shower cubicle with double attachments for those busy mornings. This bathroom boasts quality finishings with vanity unit drawers below sink, toilet, ladder radiator and LED sensor activated mirror, it is just luxury! Window to the side of the property.

### Gas Central Heating & Double Glazing

High-efficiency gas central heating throughout with the boiler located in the utility cupboard. This is a fully programmable heating system with a mobile app for remote control. The boiler also provides hot water via an adjacent hot water cylinder. Anthracite uPVC double glazing to all windows and door sections.

### Gardens

Attractive front garden laid to chips with driveway to the side. The rear garden is a beautiful flat space, enclosed by fencing and may be accessed from the side of the house, via the utility door or from the fabulous bi-fold double doors from the lounge. Laid to lawn with paved section, offering a peaceful retreat to enjoy the good weather. Please note the shed is also included in the sale.

### Solar Panels

Eco-Friendly fitted solar panels to the roof ensuring lower energy bills and a reduced carbon footprint.

### Premier Guarantee & Factor Fee

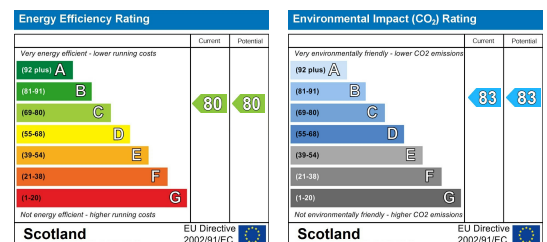
Being under a year old, the property remains under the original 10 year premier guarantee. There is a factor fee of £20 quarterly, for general maintenance around the development.

### Area Information

East Wemyss is a popular and picturesque coastal village, perfectly positioned on the northern shore of the Firth of Forth. It provides the rare blend of tranquil seaside living with a strong, active community atmosphere, making it a highly desirable place to call home. Living here means having the Fife Coastal Path on your doorstep, offering endless opportunities for walking and exploring the beautiful coastline, while also benefiting from the rich local history visible in the famous Wemyss Caves and the ruins of MacDuff Castle nearby. The village maintains essential local amenities, including convenience stores, a primary school and community facilities, ensuring your daily needs are easily met. There is a thriving village community which benefits from a bowling club, a village hall, that hosts regular fitness and social events and the TWIGS gardening group. The prestigious Lundin Links Golf club is nearby. For commuters or those seeking wider facilities, the location offers excellent connectivity; the nearby town of Kirkcaldy is only a short drive away, providing extensive shopping, leisure options and a mainline railway station for fast, direct links to Edinburgh and Dundee, with quick access to the A92 trunk road also readily available.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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