



9 The Cross

West Wemyss, Kirkcaldy, KY1 4SU

Offers Over £185,000



A hidden coastal treasure where historic charm meets modern, immaculate living. Nestled in the heart of the picturesque conservation village of West Wemyss, this stunning end terraced villa offers a rare lifestyle opportunity. Meticulously presented and finished to a high standard, the property's crowning glory is its breath taking, elevated sea views to the rear, across the rooftops to the Firth of Forth. The property itself comprises lounge/dining room, fitted kitchen, downstairs WC, two double bedrooms and bathroom. Double glazing and gas central heating throughout ensuring a warm, quiet, and energy-efficient living environment. In true move in condition and perfectly positioned for the Fife Coastal Path, this is more than a home—it's a sanctuary by the sea.

West Wemyss is Fife's best-kept secret. This peaceful, historic conservation village feels like a step back in time, yet it sits just minutes from the amenities of Kirkcaldy and Leven. Enjoy this charming coastal village, set along the north shore of the Firth of Forth, known for its picturesque harbour, peaceful atmosphere and beautifully restored historic buildings. Experience the scenic walks along the Fife Coastal Path and take in panoramic sea views, wildlife, and the rugged shoreline that gives the village its tranquil appeal. The nearby Wemyss Caves and Wemyss Castle add a rich sense of heritage, making the area especially attractive to those who appreciate history and natural beauty. Despite its tranquil feel, West Wemyss is well placed for commuting. Larger towns such as Kirkcaldy lie only a short distance away, providing access to extensive amenities and mainline rail services offering direct links to Edinburgh, Dundee and beyond.

Viewing by appointment only!



Entry

Entry to this lovely property is via UPVC and glazed door into the entrance vestibule which in turn gives access to the lounge.

Lounge/Dining Room 23'8" x 11'6" (7.23 x 3.51)

The heart of the home is the bright and airy lounge. Bathed in natural light with windows to the front, side and rear, the room feels both spacious and cosy—an ideal spot for relaxing. It flows seamlessly into the designated dining area, creating an open-plan feel that is perfect for hosting friends or quiet evening meals. Boasts beautiful views from the rear window over the rooftops to the sea, such a lovely outlook!

Kitchen 10'4" x 9'8" (3.16 x 2.96)

This modern kitchen is a chef's delight. Sleek, stylish, and highly functional, it features an array of base and wall units. Comprises integrated hob, oven, extractor, sink and drainer. Please note that the dishwasher will also be included in the sale. Window and door to the rear, again facing towards the sea!

Downstairs Toilet

Handy toilet with wash hand basin on the ground level.

Upper Hallway

Stairs to upper hallway which gives access to both bedrooms and the bathroom. Storage cupboard which also houses the boiler.

Bedroom Front 15'0" x 9'2" (4.59 x 2.8)

Generous double bedroom facing to the front of the property, finished in modern and neutral tones. Benefits from significant built-in storage with a treble sliding door wardrobes and a further cupboard with double doors, providing plenty of storage options!

Bedroom Rear 10'11" x 10'2" (3.34 x 3.11)

Another double bedroom, this time to the rear with stunning sea views over the rooftops. What a tranquil and relaxing space to enjoy as a second bedroom, study or guest room. Also boasts storage with treble sliding doors into the wardrobe space.

Bathroom

The family bathroom is crisp and fresh, comprising of bath with double head shower, toilet and wash hand basin. Window to the rear and handy shelf for storage.

Gas Central Heating

The property boasts gas central heating with the boiler located in the upper hall cupboard.

Double Glazing

The property benefits from double glazing to windows and door panes.

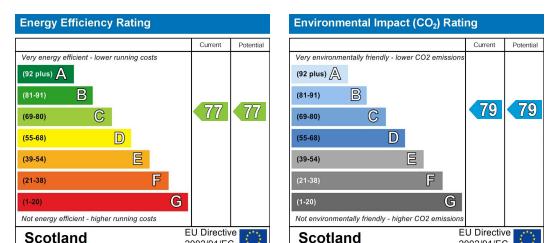
Gardens

The property boasts a small chipped section to the front, leading round to the rear. The rear garden is enclosed by fencing, laid to lawn and provides a private outdoor escape to enjoy the fresh sea air and views over the rooftops.

Area Map



Energy Efficiency Graph



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