

James Thomson & Son

SOLICITORS & ESTATE AGENTS

26 MAIN STREET,
COALTOWN OF WEMYSS.



SPACIOUS 1 x BEDROOM GROUND FLOOR FLAT WITH
ACCESSIBLE SHOWER ROOM

OFFERS IN EXCESS OF £70,000 INVITED



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DESCRIPTION

This spacious 1 x Bedroom Ground floor main door flat, with accessible shower room, is located in a quiet and popular neighbourhood, close to schools, shops, bus routes, parks and all amenities.

The property itself benefits from uPVC double glazing and gas fired central heating throughout and is offered for sale complete with all fitted carpets, floorcoverings, curtains, blinds, fixtures and fittings.

ACCOMMODATION

All dimensions are at widest points.

HALLWAY: 5'5" x 3'7"
LIVING ROOM: 12'2" x 12'1" (SW Corner)
KITCHEN: 13'2" x 8'1" (NW corner)
SHOWER ROOM: 8'10" x 5'7" (W side)
BEDROOM: 14'1" x 7'1" (NE Corner)

COUNCIL TAX Band A

BROADBAND Up to 1130 Mb/s

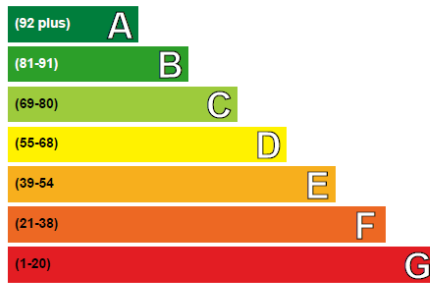
HEATING Gas fired central heating.

ENTRY Early entry can be given.

TO VIEW Apply to Selling Agents.

OFFERS In excess of £70,000 are invited.

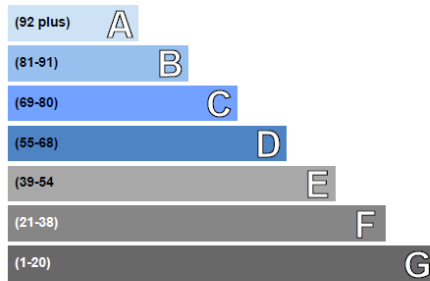
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	77

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
65	80

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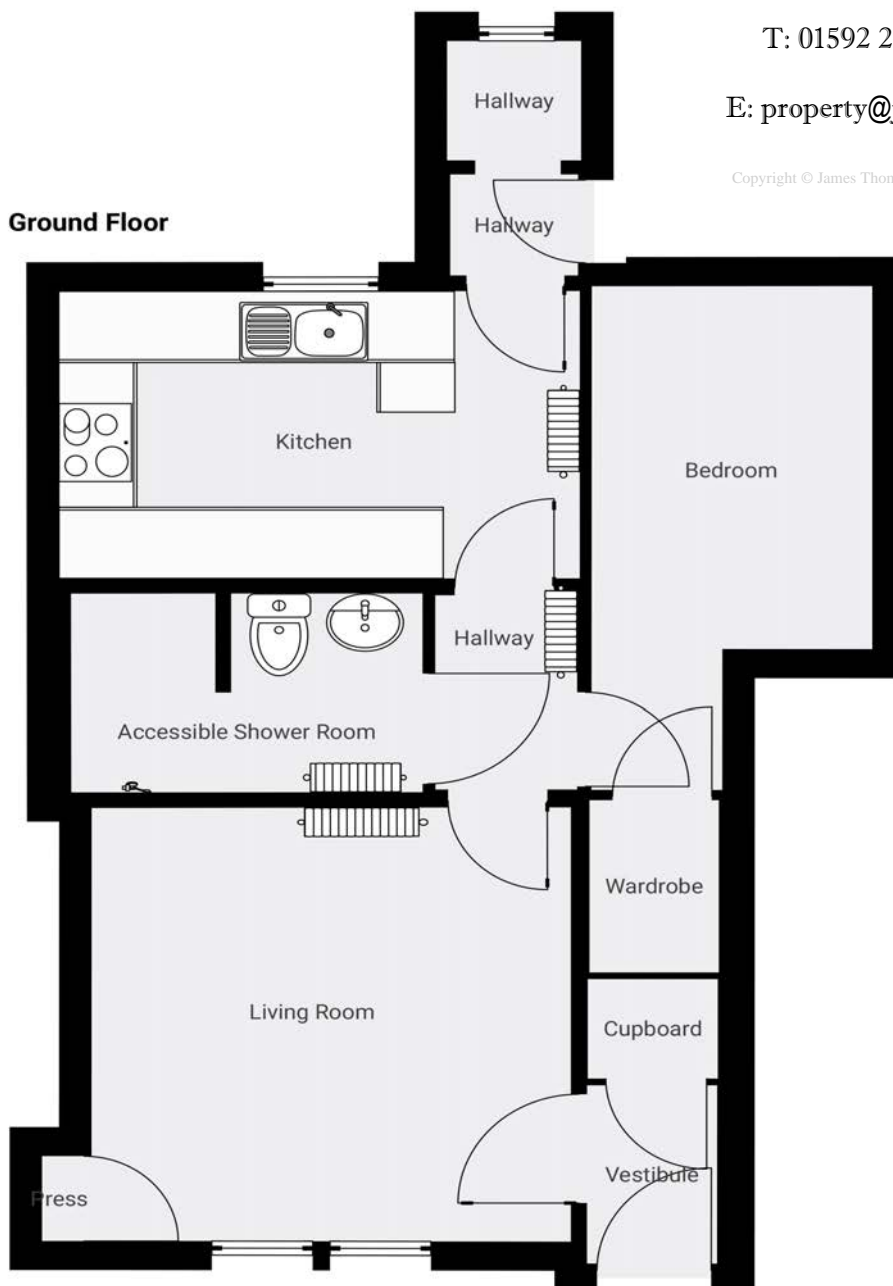
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Ground Floor



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