



## 9 Bowling Green Terrace

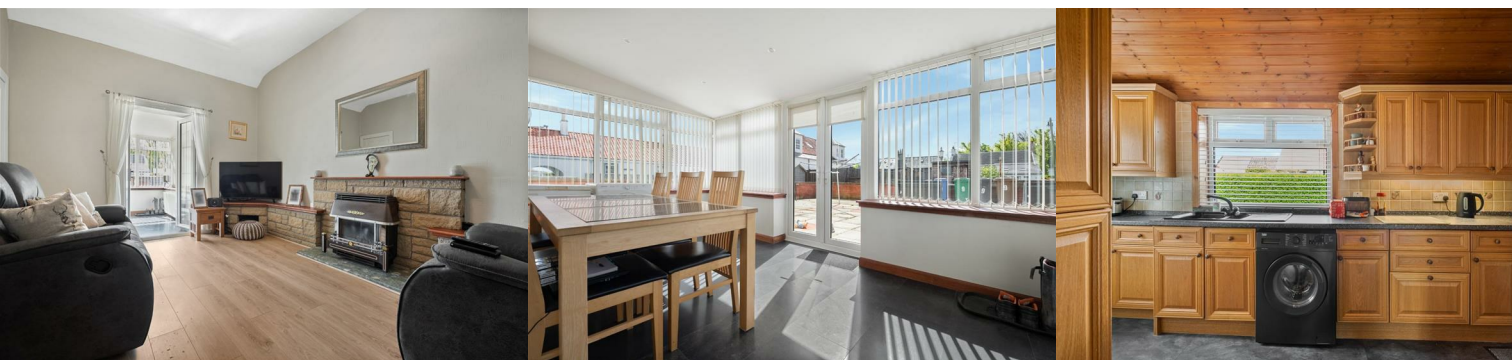
Coaltown Of Wemyss, Kirkcaldy, KY1 4NG

Offers Over £120,000



Charming traditional features meet exceptional outdoor space in this fabulous two-bedroom mid-terraced cottage, beautifully situated on Bowling Green Terrace, in the highly sought-after, historic village of Coaltown of Wemyss, Fife. Offering a great layout, designed for modern living, the property boasts an entrance kitchen, a spacious lounge leading into a bright garden room, a rear hall, two comfortable bedrooms and a family bathroom. Benefiting from gas central heating and double glazing throughout, this home offers warm and efficient living. A true highlight of this property is the extensive outdoor space, featuring great-sized rear gardens alongside an additional separate plot area—perfect for keen gardeners, outdoor entertaining, or future potential. Early viewing is highly advised to fully appreciate the location and space on offer.

Coaltown of Wemyss is a picturesque, historic coastal village in Fife, offering a peaceful residential setting, beautiful Firth of Forth views, and convenient access to Kirkcaldy (approx. 3 miles) and Glenrothes (approx. 7 miles). It uniquely combines tranquil village charm with excellent commuter links across central Scotland. Once a traditional coal mining village, the area has evolved into a highly desirable residential haven. It boasts rich local history, sitting just a short distance from the 12th-century Wemyss Castle and the ancient Wemyss Caves. Located just off the A955, the village is ideal for commuters, the M90 and Edinburgh are within a comfortable driving distance. Edinburgh Airport is reachable in around 40 minutes by car. Frequent local bus services connect the village directly to Kirkcaldy railway station, which offers direct mainline services to Edinburgh and Dundee. Residents can easily access the scenic Fife Coastal Path for stunning walking and cycling routes along the coastline. Coaltown of Wemyss is well-served by local shops, parks, and leisure spaces, with larger supermarkets and retail parks easily accessible in nearby Kirkcaldy. Local primary schooling is available nearby, with secondary education options serving the wider Kirkcaldy and Glenrothes areas.



Entry

Entry to the front is directly into the kitchen.

Kitchen (at widest) 14'6" x 9'0" (4.43 x 2.75)

A welcoming entrance to the home, this functional kitchen space is designed to maximise efficiency. Fitted with a practical range of wall and base units, coordinating work surfaces, and ample space for freestanding appliances. A bright window over the front aspect allows for natural light.

Lounge 16'2" x 11'3" (4.95 x 3.44)

The heart of the cottage; a warm, inviting, and well-proportioned living space perfect for relaxation. The neutral decor enhances the cosy yet airy feel of the room. From here, the accommodation flows effortlessly through to the garden room, making it a fantastic social hub for entertaining guests. There is a gas fire with back boiler in the lounge fireplace flued via the chimney.

Middle Hall

Providing a practical transition between the living areas, bedrooms, and the rear exterior of the home, ensuring a smooth flow throughout the cottage layout.

Garden Room 15'3" x 8'5" (4.65 x 2.59)

A beautiful, bright extension of the living space. Bathed in natural light from surrounding double-glazed windows, the sunroom offers tranquil views over the expansive rear grounds. This versatile room serves perfectly as a secondary sitting room, dining area, or a peaceful home office.

Bedroom Front 12'10" x 8'10" (3.93 x 2.71)

A generously sized double bedroom offering a peaceful retreat. Featuring ample space for a double bed and freestanding storage furniture, with a large window ensuring a bright and airy atmosphere. The meter and consumer unit are located within the front bedroom.

Bedroom Rear 12'10" x 10'0" (3.93 x 3.06)

A further well-proportioned bedroom, ideal as a guest room, child's bedroom, or a dedicated dressing room.

Shower Room

The shower room suite comprises a WC, wash hand basin with vanity unit and quadrant shower enclosure with electric shower.

Double Glazing

Windows are of uPVC double glazed casement type. There are two Velux roof windows serving the roof space. The entrance door is of uPVC type. There are French doors at the conservatory.

Gas Heating

There is a Baxi Bermuda Gas fire and back boiler located in the lounge. We were advised that this was recently serviced. This serves steel panel radiators and also provides domestic hot water.

Gardens

The property has a small paved space to the front of the property. The rear garden boasts exceptional outdoor space, starting with a great-sized, easily maintained paved garden that offers a perfect area for alfresco dining. In addition to the main garden, the property includes a further separate plot area, providing a rare asset with endless potential for cultivation, a home workshop, or extra leisure space.

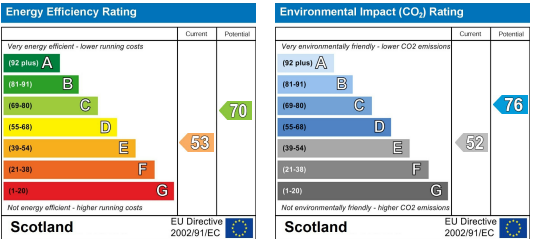
Viewing

Please call us on 01592 757114 to book your individual viewing slot!

Area Map



Energy Efficiency Graph



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