



4 Donaldsons Court, Lower Largo, Leven, KY8 6DX

Offers Over £325,000



BEAUTIFUL 5 Bedroom 2 Reception Detached Villa FINISHED TO AN EXTREMELY HIGH STANDARD situated in a CUL-DE-SAC with stunning views over toward Largo Law and within walking distance of The Fife Coastal Path, Beach, Harbour, Cafes and Restaurants. Great commuter links via road and rail in nearby Leven leading directly to Edinburgh. The perfect lifestyle choice for a family home. Accommodation: Hall, living room, dining kitchen, conservatory, laundry room, W.C, 5 double bedrooms and a luxury shower room. DG. GCH. Gardens. Driveway. GARAGE. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door which leads to a spacious vestibule. PVC Glass door leads to the inner hallway. Under stair cupboard provides hanging/storage space. Radiator. Solid Wood Flooring. Carpeted stairs with timber and glass balustrade lead to the upper landing.

LIVING ROOM

15'0" x 13'9" (4.58m x 4.20m)

Spacious and bright family room with double-glazed window to the front. Radiator. Solid Wood Flooring.

DINING KITCHEN

10'9" x 10'0" (3.29m x 3.06m)

Beautifully finished contemporary kitchen open plan to the dining area comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include hob, chimney style extractor fan above and eye level ovens. Space for American style fridge freezer. Double-glazed window to the rear overlooking the garden. Vinyl flooring. An arch lead to the dining area.

DINING AREA

9'4" x 7'7" (2.87m x 2.33m)

Good sized dining area open plan to the kitchen. Radiator. Vinyl flooring. Doorway leads to the conservatory. Doorway leads to the laundry room.

CONSERVATORY

7'6" x 7'4" (2.29m x 2.25m)

Additional reception room with wrap around double-glazed windows and patio doors which lead to the rear garden. Vinyl flooring.

LAUNDRY

7'8" x 5'10" (2.36m x 1.80m)

Convenient laundry room comprising: Floor standing units with contrasting worktop, wet walled splashback and ample space for freestanding appliances. Double-glazed window to

the side. UPVC door with double-glazed window leads to the side garden. Radiator. Vinyl flooring.

W.C.

6'3" x 3'3" (1.91m x 1.00m)

2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Radiator. Tiled flooring.

DINING ROOM

13'10" x 11'1" (4.24m x 3.38m)

Spacious dining room with double-glazed, comprises patio doors which lead to the rear garden. Radiator. Solid Wood Flooring.

UPPER LANDING

Attic hatch provides access to the roof space. Cupboard provides shelving/storage space. Double-glazed window to the side. Carpeted.

BEDROOM 1

13'10" x 11'1" (4.24m x 3.38m)

Spacious double bedroom with double-glazed patio doors which lead to the rear garden. Radiator. Solid Wood Flooring.

BEDROOM 2

11'9" x 8'7" (3.60m x 2.64m)

Double bedroom with double-glazed window to the front. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 3

15'0" x 9'3" (4.59m x 2.84m)

Additional double bedroom with double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 4

10'5" x 9'4" (3.20m x 2.87m)

Further double bedroom with double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 5

11'10" x 6'10" (3.61m x 2.09m)

Final double bedroom with double-glazed window to the rear. Radiator. Solid Wood Flooring.

SHOWER ROOM

6'9" x 5'10" (2.07m x 1.79m)

Beautifully finished 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with pivot/fixed screen and thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Vertical radiator. Tiled flooring.

GARDEN

The front garden has an area of lawn which could be an ideal place to sit in the sun and a driveway which provides off street parking for several vehicles. Borders contain established plants and shrubs. Timber gate to the side provides access to the side garden. The left side garden is mainly laid to lawn and provides a bin storage area. Timber door provides additional access to the garage. The rear garden is mainly laid to lawn. A timber pergola provides an ideal entertaining space. The right side of the garden is low maintenance laid with gravel and provides further social space. Enclosed within a timber fence/hedgerow surround, this garden provides the ideal place to enjoy recreational time.

GARAGE

17'8" x 7'11" (5.41m x 2.42m)

Spacious garage accessed via an up and over metal door provides secure parking and additional storage. Provision for light and power. Concrete flooring.

AGENTS NOTES

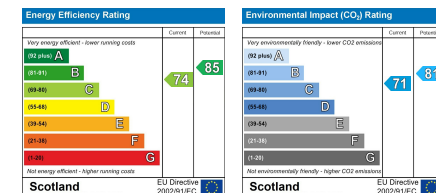
Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.