



**3 Hamilton Place Leven Road, Windygates, KY8 5DA**

**Offers Over £47,000**



Well-presented 1 Bedroom Upper Flat, READY TO MOVE IN ideal for first time buyers or an investor. Situated close to all local amenities including Cameron Bridge train station providing GREAT COMMUTER LINKS for Edinburgh routes. Accommodation: Hall, living room, kitchen, double bedroom and a shower room. DG. GCH. PERSONAL PROPERTY TOUR available online.



## LOCATION

The village of Windygates itself is equipped with all local amenities including, a shop/post office, florist, beauty therapist, chiropractor/sports physiotherapist, restaurant and bar. Primary education is served locally and secondary at nearby Levenmouth Academy. Ideally located within close commuting distance of Glenrothes, Leven, Kennoway, Cupar and beyond including a good local bus service. Cameron Bridge railway station easy walking distance leading to Edinburgh and Markinch railway station less than 4 miles providing links for further afield. Recreationally there are local walking/running routes including a route specifically for horses. Leven, less than 3 miles away has the main shopping facilities including the local leisure centre with a swimming pool and gymnasium, a links open qualifying golf course, beach and the stunning Fife Coastal Path.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door leading into the hallway. Radiator. Carpeted.

## LIVING ROOM

12'8" x 12'6" (3.87m x 3.83m)

Bright living room with a double-glazed window to the rear. Cupboard houses the gas central heating combi boiler. 2 radiators. Carpeted. Doorways to the kitchen and the bedroom.

## KITCHEN

8'9" x 5'10" (2.68m x 1.80m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for freestanding appliances. Double-glazed window to the rear. Vinyl flooring.

## BEDROOM

12'11" x 12'1" (3.95m x 3.70m)

Spacious double bedroom with a double-glazed window to

the front. Cupboard provides shelving/storage space. Cornicing. Radiator. Carpeted.

## SHOWER ROOM

5'5" x 5'5" (1.67m x 1.67m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Partially wet walled. Heated towel rail. Vinyl flooring.

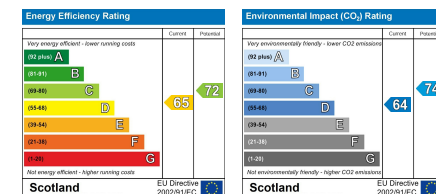
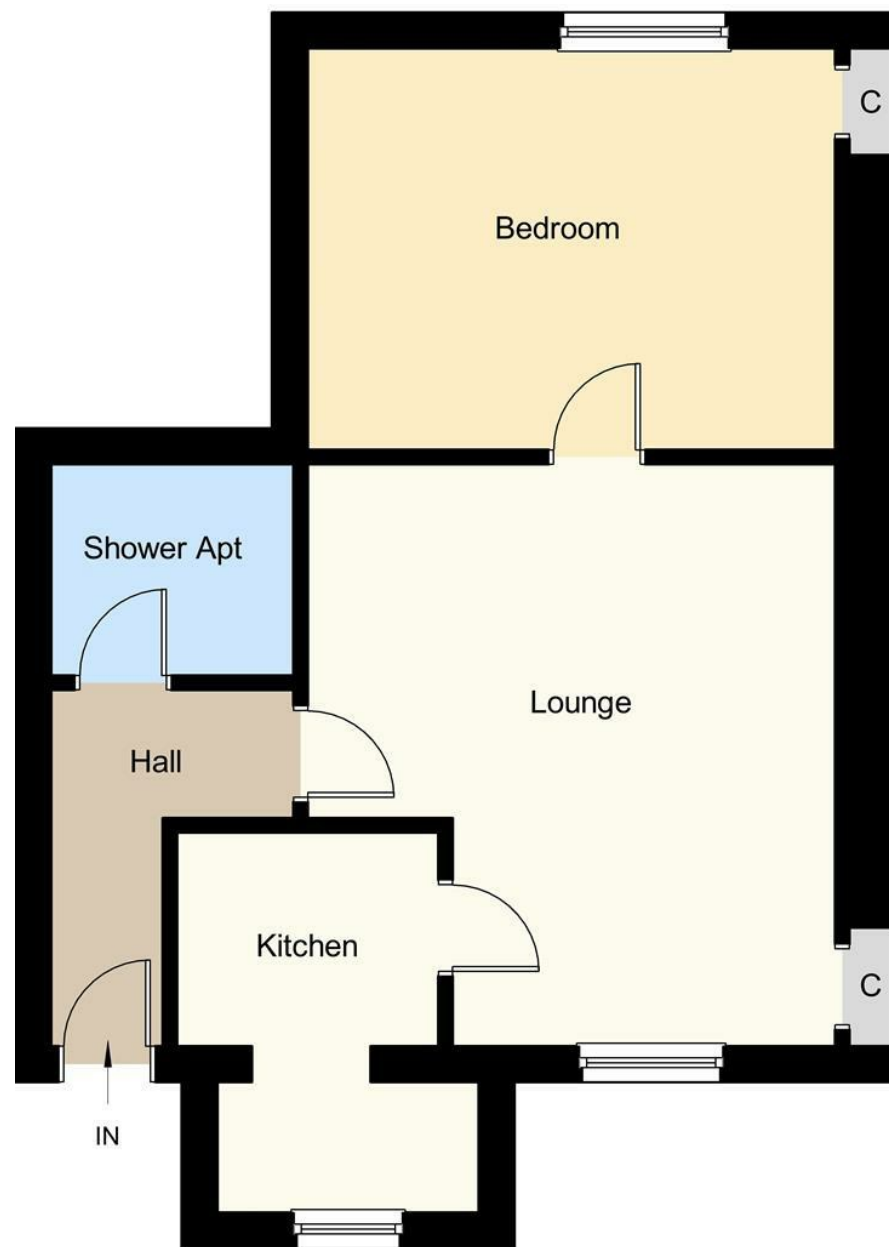
## AGENTS NOTES

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









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