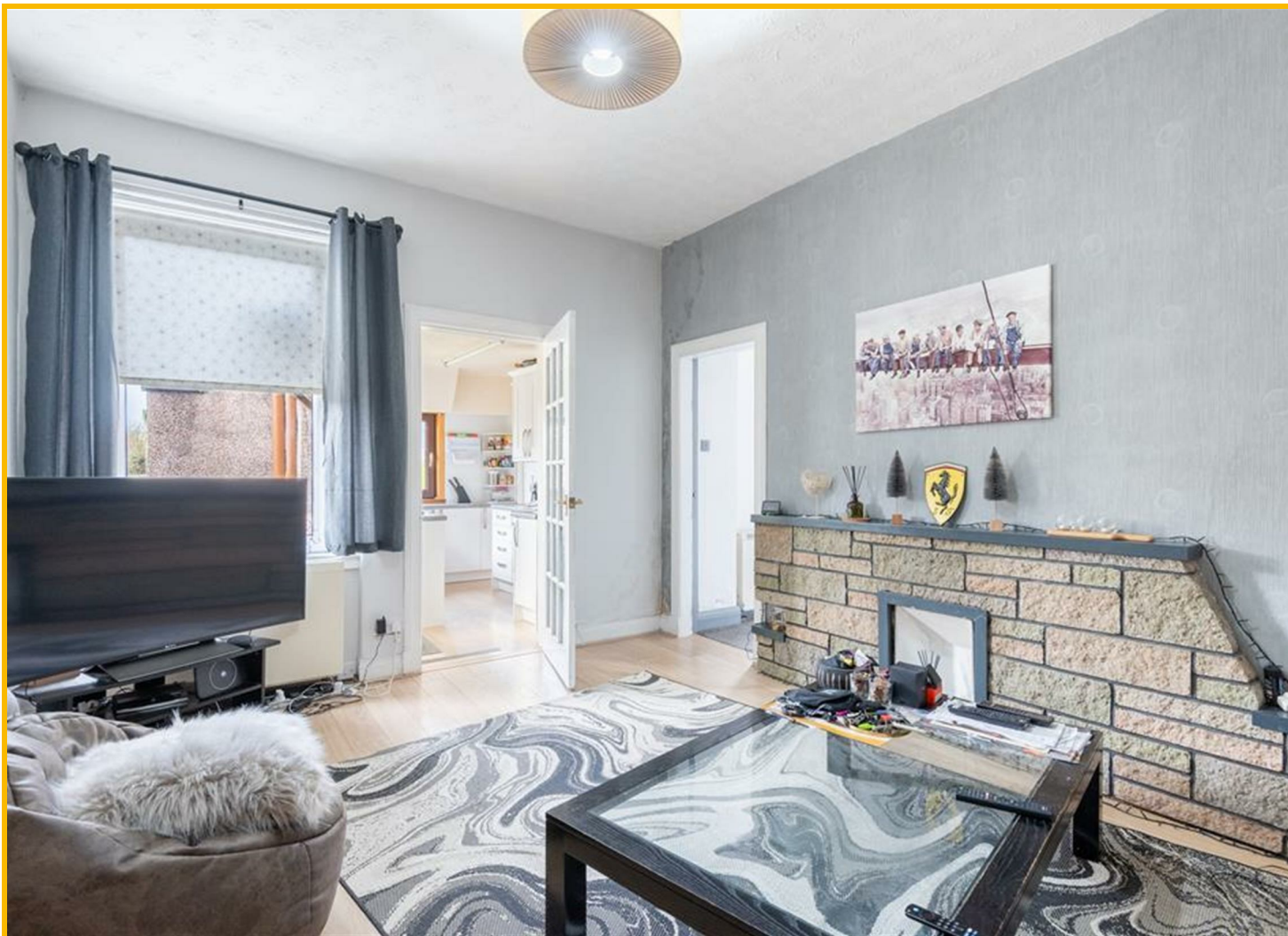




Flat 3 Shepherds Buildings Station Road, Windygates, Leven, KY8 5DB
Offers Over £85,000



SPACIOUS 3 Bedroom Upper Apartment with the OPPORTUNITY TO ADD VALUE, with residents parking and shared / private garden spaces. Located a short walk from local amenities with Leven Town Centre providing additional amenities including shops, cafes, restaurants and health/leisure facilities. Cameron Bridge Train Station nearby provides GREAT COMMUTER LINKS for Edinburgh Waverley and beyond. Accommodation: Hall, lounge, kitchen, 2 double bedrooms, a good-sized single bedroom and a shower room. DG. EH. Garden and shared drying green area. Residential Parking. 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 less than 1 mile away ideal for Edinburgh services 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.

ACCESS

Access is via a UPVC door with double-glazed inlet leading directly into the kitchen.

KITCHEN

11'5" x 6'9" (3.48m x 2.06m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan above and an oven below. Double-glazed windows to the side and rear. Pantry cupboard provides shelving/storage space. Laminate flooring. Glazed timber door leads into the lounge.

LOUNGE

15'9" x 12'11" (4.82m x 3.95m)

Spacious lounge with a double-glazed window to the rear. Decorative stone fireplace provides a display/storage space. Doorways to bedroom 1 and the inner hall.

BEDROOM 1

15'9" x 9'10" (4.82m x 3.01m)

Good-sized double bedroom with a double-glazed window to the rear providing natural light and access to an enclosed roof terrace. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted.

INNER HALL

Hatch provides access to the roof space. Electric heater. Carpeted.

BEDROOM 2

13'5" x 13'3" (4.09m x 4.06m)

Additional double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Cornicing. Electric heater. Carpeted.

BEDROOM 3

9'5" x 5'6" (2.89m x 1.68m)

Single bedroom with a double-glazed window to the front. Fitted wardrobe with sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted

SHOWER ROOM

7'2" x 6'9" (2.20m x 2.07m)

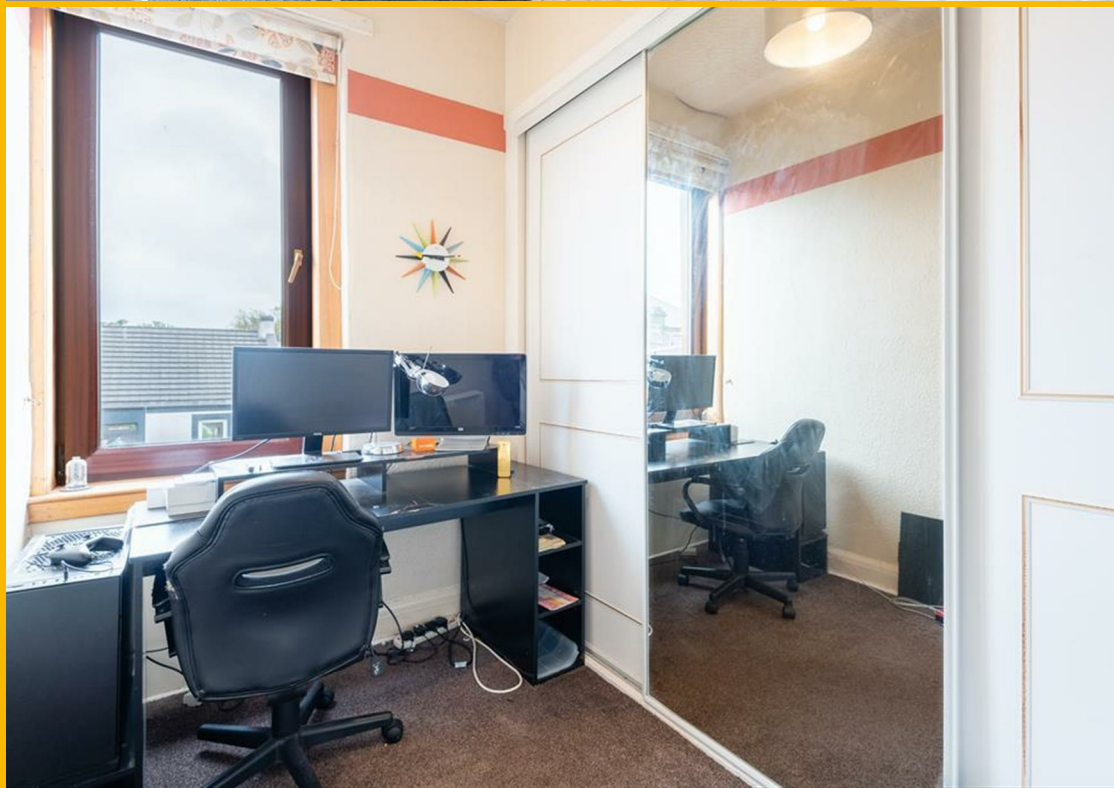
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled/wet walled. Electric heater. Vinyl flooring.

GARDEN

The property benefits from a garden which is mainly laid to lawn with a timber shed providing outdoor storage space. A paved patio is ideal for garden furniture to relax in the sun. Communal drying green. An area of gravel to the rear of the property provides ample off street parking for the residents of Shepherds Buildings.

AGENTS NOTES

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

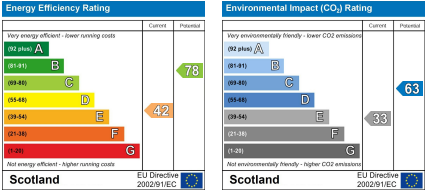




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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