



**10 Fernbank Drive, Windygates, Leven, KY8 5FD**

**Offers Over £339,950**





"Incredible Value – Priced Significantly Below Home Report Valuation!"

This property has been thoughtfully priced to reflect current market conditions and now offers one of the best value opportunities in the area. A must-see for buyers looking for quality and a smart investment.

Opportunity to acquire a DELIGHTFUL DETACHED FAMILY HOME boasting BRIGHT AND SPACIOUS interiors with 4 Double Bedrooms, 2 Reception Rooms, Large Driveway, Garage and a Private Rear Garden. Located on an end plot within a SOUGHT AFTER ESTATE with green spaces and playpark with easy access to the Primary School and Cameron Bridge train station providing GREAT COMMUTER LINKS for Edinburgh and beyond. All essential amenities nearby with additional shops, cafes, health / leisure facilities in Leven Town Centre. Accommodation: Hall, living room, dining kitchen, utility room, conservatory, W.C, master bedroom with a dressing room and ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. Mature gardens. Vast driveway and a garage. 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. Cameron Bridge train station provides excellent links for Edinburgh routes. 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.

## HALL

Access is via a composite door with an opaque double-glazed inlet leading into the spacious lower hall. Carpeted stairway with a double-glazed window to the rear and a timber balustrade leads to the upper landing. Cupboard provides storage space. Coving. 2 radiators. Tiled flooring.

## SITTING ROOM

17'8" x 11'9" (5.41m x 3.60m)

Bright sitting room with 3 double-glazed windows to the front. Dropped ceiling detail. Coving. Radiator. Carpeted.

## DINING KITCHEN

19'2" x 12'7" ( 5.86m x 3.86m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with granite effect worktop and tiled splashbacks. Integrated dishwasher and extractor fan with ample space for freestanding appliances. Double-glazed windows to the side and rear. Space for dining furniture. Coving. 2 radiators. Tiled flooring. Doorway to the utility room.

## UTILITY ROOM

9'1" x 4'9" (2.78m x 1.46m)

Convenient utility room with wall mounted and floor standing

units with space for a freestanding appliance. Coving. Radiator. Vinyl flooring. Composite door with a double-glazed window leads to the rear garden. Glazed timber door provides access to the conservatory.

## CONSERVATORY

17'11" x 12'7" (5.47m x 3.86m)

Spacious and bright conservatory with wrap around double-glazed windows overlooking the rear garden. Feature multi fuel burning stove set on a slate hearth. Carpeted. Double-glazed patio doors lead to the rear garden.

## W.C

6'10" x 2'7" (2.09m x 0.80m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Coving. Radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the partially floored roof space. Cupboard houses the hot water cylinder with additional storage space. Coving. Radiator. Carpeted.

## MASTER BEDROOM

13'2" x 10'5" (4.02m x 3.19m)

Spacious double bedroom with 2 double-glazed windows to the rear. Coving. Radiator. Carpeted. Doorways to the dressing room and ensuite shower room.

## DRESSING ROOM

9'2" x 5'8" (2.81m x 1.73m)

Good-sized dressing room with an opaque double-glazed window to the side. Radiator. Carpeted.

## ENSUITE SHOWER ROOM

9'2" x 4'1" (2.80m x 1.26m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Coving. Radiator. Tiled flooring.

## BEDROOM 2

14'7" x 9'3" (4.46m x 2.83m)

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

## BEDROOM 3

11'0" x 8'1" (3.37m x 2.48m)

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

## BEDROOM 4

17'8" x 9'2" (5.40m x 2.81m)

Bright double bedroom with double-glazed windows to the front and rear providing ample natural light. A built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. 2 radiators. Carpeted.

## BATHROOM

9'10" x 6'10" (3.00m x 2.10m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a folding screen and thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Tiled flooring.

## GARDEN

To the front of the property is a large mono bloc driveway providing off street parking for 4 vehicles and access to the garage. Borders contain mature plants, shrubs and trees. A timber gate to the side provides access to the rear garden. The enclosed rear garden is mainly laid to lawn with borders containing established shrubs, trees and mature hedgerow a level of privacy to the garden. An area of paving and timber decking provides ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber sheds provide outdoor storage space with an additional wood store.

## GARAGE

18'5" x 9'2" (5.63m x 2.80m)

Good-sized garage accessed via a metal up and over door, provides secure parking with ample additional storage space. Wall mounted gas central heating boiler. Fixed workbenches provide a great DIY space with wall units providing storage above. Provision for light and power with concrete flooring.

## AGENTS NOTES

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











GROUND FLOOR

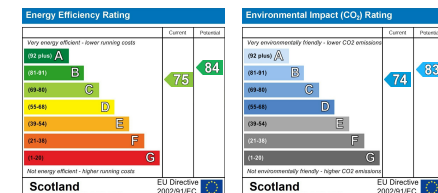


1ST FLOOR



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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