



Limekilns Windygates Road, Leven, KY8 4DR

Offers Over £240,000



IMMACULATE 2 Bedroom 3 Reception 2 Bathroom Detached BUNGALOW in a SOUGHT-AFTER location with off-street parking, garage/storeroom and an extensive workshop area. Located within walking distance of Letham Glen and Local Primary School with a short drive to Leven Town Centre for the High Street, Retail Park, Beach, Coastal Path, Golf Courses, and Train Station which provides direct links with Edinburgh. Accommodation: Hall, lounge, kitchen, dining room, master bedroom with an ensuite bathroom, additional double bedroom and a shower room. DG. GCH. Garden. Reception room 3. Garage/storeroom. Driveway and a Workshop. PERSONAL PROPERTY TOUR available online.



LOCATION

Leven is a seaside town in Fife which has an abundant range of local services and leisure activities. The High Street and retail park have a wide range of major shops and supermarkets (Sainsbury, B & Q, Starbucks, Costa, McDonalds) including many local specialist stores. A choice of 3 primary schools with secondary education provided at Levenmouth Academy. When it comes to leisure activities there is the recreational woodlands, Letham Glen, Silverburn Forest, Leven beach (which is part of the Fife Coastal Path), Leven Links and Scoonie Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews the 'Home of Golf' and the East Neuk are both 30 minutes away while Edinburgh and Dundee are within an hour's drive. Leven train station provides excellent commuter links with Edinburgh Waverly, A915 and the A92 provide great road links for further afield.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with opaque double-glazing leading into a spacious hallway. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Hatch provides access to the roof space. Radiator. Engineered hardwood flooring.

LOUNGE

15'1" x 12'5" (4.62m x 3.81m)

Bright lounge with a double-glazed window to the front. Wall mounted electric fire. Coving. Radiator. Engineered hardwood flooring.

KITCHEN

15'8" x 7'11" (4.78m x 2.42m)

Spacious kitchen comprising: wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include a gas hob, extractor fan, oven, dishwasher and a fridge/freezer. Double-glazed window to the rear overlooking the garden. Radiator.

Vinyl flooring. Double-glazed UPVC door provides access to the rear garden.

DINING ROOM

11'4" x 9'9" (3.47m x 2.98m)

Good-sized dining room with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Engineered hardwood flooring. Doorway to the master bedroom.

MASTER BEDROOM

17'5" 9'0" (5.31m x 2.75m)

Spacious double bedroom with a double-glazed window to the front. Radiator. Carpeted. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

9'0" x 5'4" (2.75m x 1.64m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a freestanding bathtub. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

BEDROOM 2

11'10" x 9'8" (3.63m x 2.96m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobes with mirrored sliding doors provide shelving/hanging/storage space. Radiator. Engineered hardwood flooring.

SHOWER ROOM

8'0" x 5'1" (2.45m x 1.56m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower with a fixed screen and a thermostatic control shower with Rainfall Showerhead. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

The front of the property is low maintenance laid with mono bloc providing ample off-street parking for several vehicles accessed via metal gates. Paved paths at both sides of the

property lead to the rear garden. The rear garden is again low maintenance laid with paving providing space for planters and garden furniture to relax and enjoy time outdoors entertaining family and friends. Concrete steps lead onto the roof terrace above the workshop with additional steps down to the workshop areas.

RECEPTION ROOM 3

9'10" x 8'11" (3.00m x 2.73m)

Multi-purpose room with potential for use as a home office, business space or a garden room. Fitted with Light and power. Vinyl flooring. Double-glazed sliding patio door provides access and natural light.

WORKSHOP AREA 1

16'9" x 8'8" (5.13m x 2.66m)

Multi-purpose area with potential to develop with relevant planning permission. Access to secondary workshop area.

WORKSHOP AREA 2

24'11" x 16'6" (7.62m x 5.04m)

Additional workshop area like workshop 1 it has the potential for development.

GARAGE/STOREROOM

9'0" x 7'1" (2.75m x 2.17m)

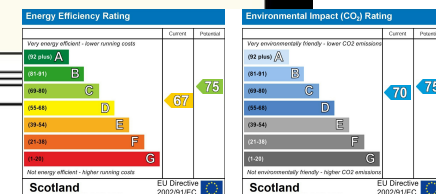
Access is via a timber up and over door from the driveway providing ample storage space. Fitted with light and power with concrete flooring. Potential to move the garage door forward and turn it into a car garage.

AGENTS NOTES

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







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