



**16 Durie Bank, Windygates, Leven, KY8 5FG**

**Offers Over £250,000**



**RARELY AVAILABLE 3 Bedroom 2 Bathroom Detached BUNGALOW** in a CUL-DE-SAC with front and rear gardens, off street parking and a garage. Located in a SOUGHT-AFTER LOCATION offering tranquil living within walking distance of the Cameron Bridge train station providing direct links to Edinburgh. A short drive to Leven provides all essential amenities with town centre and retail park with the Fife Coastal Path, Beaches and Golf courses nearby. Accommodation: Hall, lounge, dining kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. Driveway and detached garage. **PERSONAL PROPERTY TOUR** available online.





## LOCATION

The village of Windygates 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 timber door leading through the vestibule into the inner hall. Cupboard provides storage. Hatch provides access to the roof space. Radiator. Laminate flooring.

## LOUNGE

17'4" x 12'2" (5.30m x 3.72m)

Spacious and bright lounge with a double-glazed bay window to the front. Cornicing. Radiator. Laminate flooring.

## DINING KITCHEN

15'8" x 9'11" (4.79m x 3.03m)

Contemporary fitted kitchen comprising: Floor standing units with contrasting worktops and upstand. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include an electric hob, extractor fan, oven, fridge, freezer, dishwasher and a washing machine. Fixed dining space with additional storage cupboards providing a social dining area. Coving. Radiator.

Laminate flooring. Double-glazed patio doors provide access to the rear garden and the garage.

## MASTER BEDROOM

11'6" x 10'2" (3.53m x 3.11m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'11" x 3'7" (2.42m x 1.10m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Coving. Vertical radiator. Laminate flooring.

## BEDROOM 2

9'0" x 8'3" (2.76m x 2.53m)

Additional double bedroom with a double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

## BEDROOM 3

9'9" x 9'6" (2.98m x 2.90m)

Further double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

## BATHROOM

9'0" x 5'6" (2.75m x 1.69m)

4-piece suite comprising: W.C, wash hand basin, spa style bath and a wet walled shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Coving. Vertical radiator. Laminate flooring.

## GARDEN

The front garden is low maintenance laid with areas of paving and gravel with borders containing plants and shrubs. To the

side of the property is a monobloc path leading to the rear garden via a metal gate. The property benefits from a vast monobloc driveway providing ample off-street parking and access to the rear garden and garage. The rear garden has areas of lawn and monobloc paving providing ample space for garden furniture to relax and enjoy time in the sun, with a timber summer house offering an ideal spot for sitting outside all year round.

## GARAGE

18'3" x 9'1" (5.58m x 2.77m)

Detached garage accessed via an electric roller door provides secure parking with fixed shelving storage. Provision for light and power with concrete flooring.

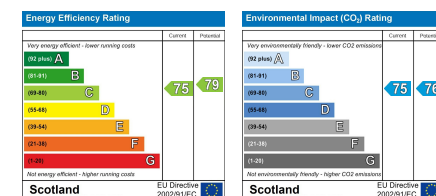
## AGENTS NOTES

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









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