



South View Cottage New Gilston, Leven, KY8 5TF

Fixed Asking Price £380,000



IMPRESSIVE 4 Bedroom NEW BUILD Detached Bungalow FINISHED TO A HIGH STANDARD offering Drive, Garage and spacious Garden with stunning countryside views situated in the idyllic village of New Gilston. Only a short drive to local amenities, golf courses and beaches in St Andrews and Leven, offering great village living. Accommodation: Hall, living room, open plan dining kitchen, utility room, master bedroom with an ensuite shower room, 3 additional double bedrooms, family bathroom. DG. Heat Pump. Driveway. Integrated Garage. Gardens. **PERSONAL PROPERTY TOUR** available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the hallway through the spacious vestibule. 2 cupboards provide shelved/storage space. Hatch provides access to the roof space. Radiator. Laminate flooring.

OPEN PLAN DINING KITCHEN

21'4" x 14'6" (6.52m x 4.42m)

Beautifully fitted modern dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashback. Island provides a social cooking area with additional storage below. Integrated appliances include a 5-ring induction hob, 3 eye level ovens, microwave, heating draw, dishwasher and fridge/freezer. Ample space for dining furniture. 2 radiators. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

UTILITY ROOM

Convenient utility room comprising: Wall mounted, floor standing units and contrasting worktop with space below for plumbed appliances. Sink area with a tiled splashback. UPVC glazed door leads to the garden. Mosaic tile flooring.

LIVING ROOM

21'4" x 15'1" (6.52m x 4.60m)

Spacious and bright family living room with double-glazed windows to the front overlooking the garden. 2 Radiators. Laminate flooring.

FAMILY BATHROOM

10'9" x 5'8" (3.28m x 1.75m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

MASTER BEDROOM

11'10" x 9'9" (3.61m x 2.99m)

Spacious double bedroom with a double-glazed window to the front garden. Built-in wardrobe with sliding doors provides hanging/storage space. Radiator. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

4'6" x 3'10" (1.38m x 1.17m)

Modern 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

BEDROOM 2

10'11" x 9'7" (3.33m x 2.93m)

Bright double bedroom with a double-glazed window to the rear with a stunning countryside view. Built-in wardrobe with sliding doors provides hanging/storage space. Radiator. Laminate flooring.

BEDROOM 3

9'9" x 9'6" (2.98m x 2.92m)

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

BEDROOM 4

10'0" x 8'0" (3.05m x 2.45m)

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

GARDEN

To the front of the property is a low maintenance gravel driveway providing off street parking for multiple vehicles. The front is mainly laid to lawn with a pathway leading to the front entrance, with the pathway continuing around the each side of the property for access to the rear garden. Potential to create a fully enclosed garden. The rear garden is laid to

lawn with elevated decking which provides the perfect setting for garden furniture - ideal for relaxing in the sun, entertaining family and friends, and fully appreciating the stunning countryside views. Doorway to rear of Garage.

GARAGE

21'2" x 14'9" (6.46m x 4.51m)

Integrated garage accessed via an electric up and over door provides secure parking with ample additional storage space. 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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