



JACARANDA, THE TEMPLE BALCURVIE Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £345,995



The stunning Jacaranda by Campion Homes is a 5 bedroom home with integral garage which offers flexible accommodation to suit every lifestyle.

The Temple, Balcurvie offers the best of both worlds - a peaceful countryside setting paired with easy access to Fife's key towns and amenities. Located in the heart of Balcurvie, this charming development is surrounded by open landscapes, everyday essentials, schooling and convenient transport links.

DESCRIPTION

The JACARANDA is a five bedroom detached villa with integral garage designed to suit modern life with a stylish ground floor layout.

Comprising a spacious lounge featuring a bay window, double doors opening into the dining area, a breakfasting kitchen, utility and cloakroom, the rear garden being easily accessible via French doors, which flood the room with natural light.

On the upper floor, a luxury primary bedroom with bay window, en suite and fitted wardrobe, three double bedrooms, a further single bedroom and large family bathroom complete the Jacaranda's generous and well thought out accommodation.

Double glazing, Hive controlled gas central heating and UV panels are some of the energy efficient features included.

Proudly family-owned and award-winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in, and loved.

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Balcurvie provides a the perfect balance between rural yet

connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close by. connecting residents to some of the regions most distinctive landscapes and heritage.

Kirkcaldy, Glenrothes and Leven are within easy reach and with Cameron Bridge Railway Station around a mile away travelling, exploring and commuting will be seamless.

Fife Properties Leven

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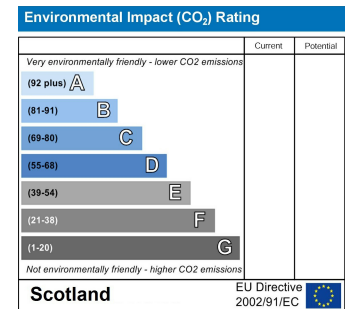
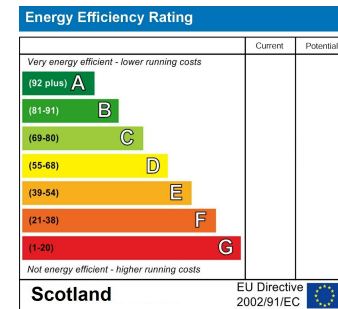
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GROUND FLOOR

Lounge	5.31m x 4.21m	17'5" x 13' 9 1/2"
Kitchen/Dining	3.10m x 7.28m	10'2" x 23'10 1/2"
Utility	1.55m x 2.78m	5'1" x 9'1 1/2"
WC	1.21m x 1.78m	3'11 1/2" x 5'10"
Garage	5.60m x 2.70m	18'4 1/2" x 8'10 1/2"



FIRST FLOOR

Primary Bedroom	4.64m x 3.89m	15'3" x 12'9"
En-Suite	1.55m x 1.80m	5'1" x 5'10 1/2"
Bedroom 2	2.65m x 4.15m	8'8" x 13'7 1/2"
Bedroom 3	4.13m x 2.79m	13'7" x 9'1 1/2"
Bedroom 4	3.10m x 3.13m	10'2" x 10'3 1/2"
Bedroom 5	3.44m x 2.20m	11'3 1/2" x 7'2 1/2"
Bathroom	2.68m x 2.65m	8'9 1/2" x 8'8"

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.