







WISTERIA PLOT 5, 9 Temple Rise, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £309,995

Fife Properties

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PLOT 5: The Wisteria by Campion Homes is a well equipped and appealing 4 bedroom home with integral garage perfect for modern living.

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 Wisteria's carefully considered downstairs layout comprises a superb kitchen/dining room with French doors opening directly to the garden, a spacious lounge, storage, WC and separate utility. The rooms are well proportioned and ideal for modern life.

On the upper floor, a generous primary bedroom with en suite, three further bedrooms and a large family bathroom complete the substantial accommodation on offer in the Wisteria.

A monobloc driveway accommodates 2 cars and the property also features an integral garage.

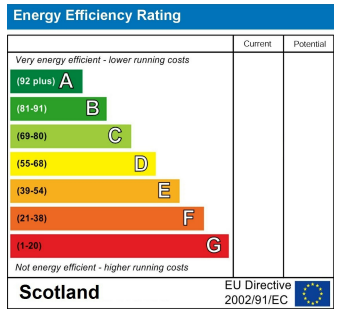
Proudly family-owned and award-winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in, and loved.

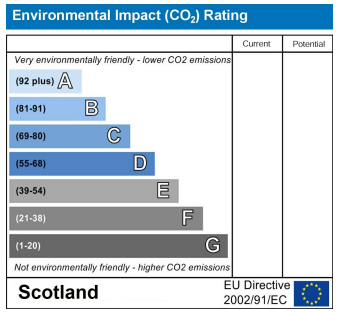
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Balcurvie provides a the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. 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.

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GROUND FLOOR

Lounge	4.78m x 4.14m	15'8 ½" x 13'7"
Kitchen/Dining	3.09m x 5.23m	10'1 ½" x 17'2"
Utility	2.23m x 1.57m	7'3 ½" x 5'2"
WC	2.23m x 1.10m	7'3 ½" x 3'7 ½"
Garage	5.60m x 2.70m	18'4 ½" x 8'10 ½"



FIRST FLOOR

Primary Bedroom	3.63m x 3.14m	11'11" x 10'3 ½"
En-Suite	1.79m x 2.00m	5'10 ½" x 6'7"
Bedroom 2	4.26m x 3.14m	13'11 ½" x 10'3 ½"
Bedroom 3	4.43m x 2.76m	14'6 ½" x 9'1"
Bedroom 4	3.47m x 2.77m	11'4 ½" x 9'1"
Bathroom	2.37m x 2.00m	7'9 ½" x 6'7"

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 you financial position before we can recommend any offer to the vendor.