



MAPLE, THE TEMPLE BALCURVIE Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £299,995



The Maple by Champion Homes is a fabulous yet practical 4 bedroom home which offers good sized, evenly distributed accommodation over 2 floors. Highly functional and versatile, this is the perfect home to adapt to suit your own requirements.

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 smart and practical MAPLE boasts a open plan kitchen dining space with french doors onto rear garden perfect for entertaining.

Completing the layout downstairs is a spacious lounge, WC and utility.

Upstairs, ample accommodation is provided by an elegant primary bedroom with en suite, two further double bedrooms and a well-appointed family bathroom. Bedroom 4 is a versatile space which could be used as a bedroom, nursery, study or home office.

Additional features include an integral garage and driveway to accommodate two cars.

Proudly family-owned and award-winning, Champion 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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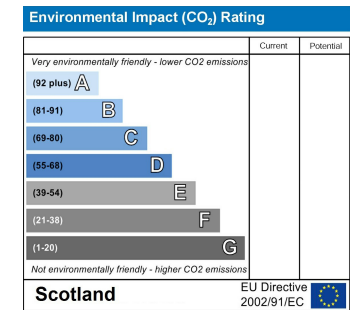
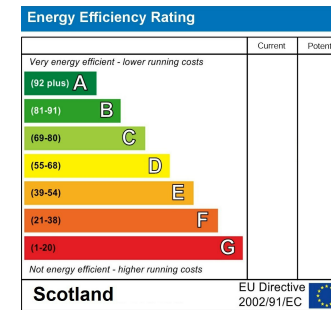
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GROUND FLOOR

Lounge	3.86m x 3.68m	12'8" x 12'0 1/2"
Kitchen/Dining	2.66m x 6.05m	8'8 1/2" x 19'10 1/2"
WC	1.78m x 1.50m	5'10" x 4'11"
Garage	5.60m x 2.70m	18'4 1/2" x 8'10 1/2"



FIRST FLOOR

Primary Bedroom	4.16m x 2.78m	13'7 1/2" x 9'1 1/2"
En-Suite	1.66m x 2.20m	5'5 1/2" x 7'3"
Bedroom 2	3.00m x 3.68m	9'10" x 12'0 1/2"
Bedroom 3	3.58m x 2.73m	11'8 1/2" x 8'11 1/2"
Bedroom 4	2.98m x 2.76m	9'9 1/2" x 9'0 1/2"
Bathroom	2.38m x 1.96m	7'9 1/2" x 6'5"