



MIMOSA, PLOT 67 Temple Rise, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £199,995



PLOT 67: The Mimosa by Champion Homes is a spacious two bedroom home at The Temple, Balcurvie with a generous lounge, kitchen dining area, utility room and WC. Upstairs offers a primary bedroom with en suite, a second double bedroom and a family bathroom, ideal for first time buyers or those looking for extra space.

This well proportioned two bedroom home at The Temple, Balcurvie offers a practical and comfortable layout suited to modern living. The ground floor features a bright and generous lounge to the front, with a spacious kitchen dining area to the rear providing an ideal setting for both everyday life and entertaining. The kitchen also benefits from direct access outside, alongside a separate utility room and a convenient WC.

Upstairs, the property provides two well sized double bedrooms, including a primary bedroom complete with its own en suite. A modern family bathroom serves the second bedroom, while additional storage throughout the home enhances everyday practicality.

A private rear garden completes this home.

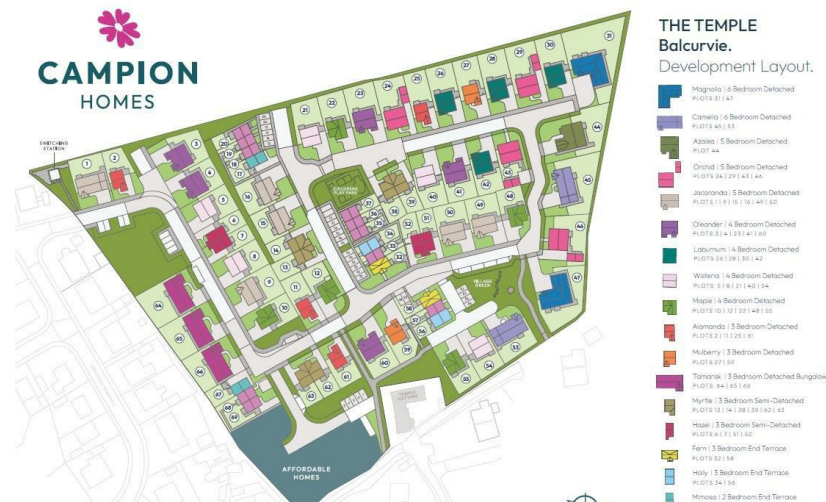
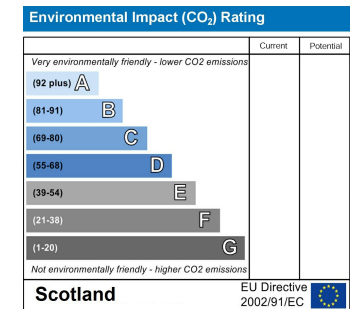
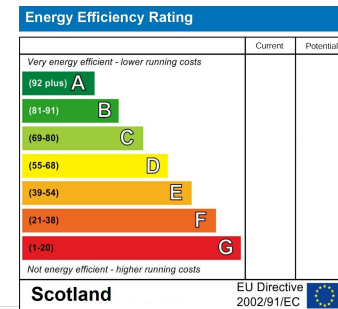
Proudly family owned and award winning, Champion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in and loved. The Temple, Balcurvie offers the best of both 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.

Balcurvie provides 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 region's 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
 01333 421774
 9 Mitchell Street
 Leven
 KY8 4HJ
 Email: leven@fifeproperties.co.uk
 Website: www.fifeproperties.co.uk



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.