

MYRTLE PLOT 62, 32 Temple Rise, Windygates, Leven, FIFE, KY8 5FW

Fixed Asking Price £230,995

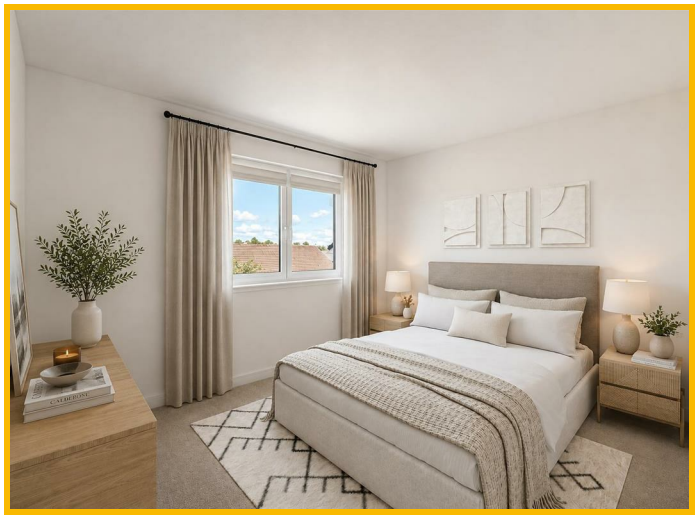
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PLOT 62: The Myrtle by Campion Homes is a stylish three bedroom semi detached home offering spacious family living, featuring a bright lounge, contemporary kitchen/dining area with garden access, primary bedroom with en suite, family bathroom and private parking.







DESCRIPTION

The Myrtle is designed with modern family living in mind, this attractive three bedroom semi detached home combines practical space with contemporary style across two well planned levels.

The ground floor welcomes you with a generous lounge, providing the perfect setting for relaxing or entertaining guests. To the rear of the home, the spacious kitchen/dining area offers an ideal hub for family life, with French doors opening onto the garden and filling the space with natural light. A convenient WC and useful storage cupboard complete the ground floor accommodation.

Upstairs, the impressive primary bedroom benefits from its own en suite shower room, creating a private retreat. Two further well sized bedrooms offer flexibility for family members, guests or home working, while a contemporary family bathroom serves the remaining accommodation. Additional storage throughout the home helps keep everyday life organised.

Combining energy efficient modern construction with thoughtfully designed interiors, this home offers an excellent opportunity for first time buyers, growing families and those looking to enjoy comfortable, low maintenance living.

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.

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.

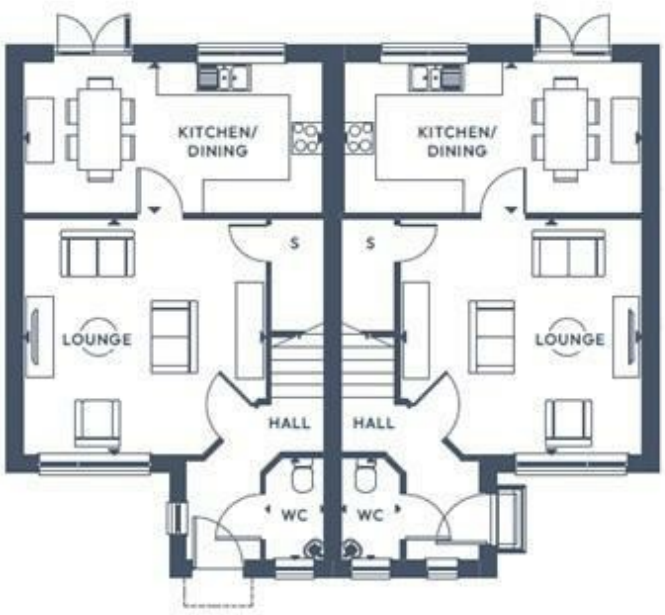


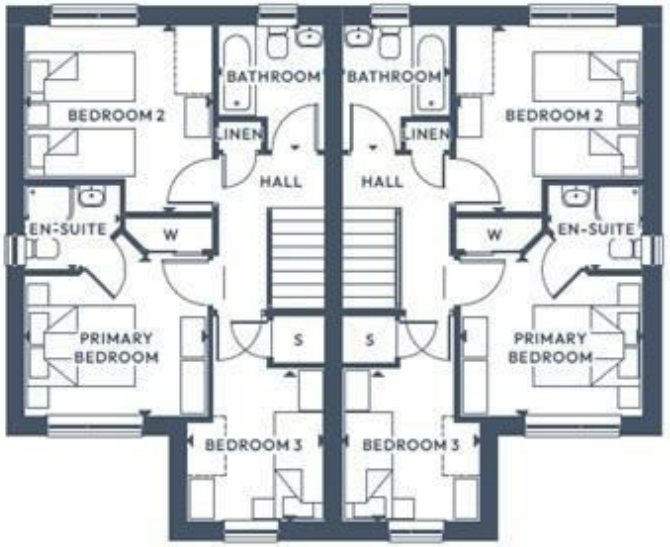



BOSCH









GROUND FLOOR

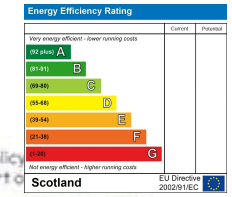
Lounge	4.40m x 4.52m	14'5" x 14'10"
Kitchen/Dining	2.80m x 5.56m	9'2" x 18'3"
WC	1.91m x 1.10m	6'3" x 3'7 ½"

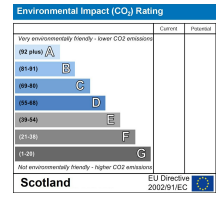
FIRST FLOOR

Primary Bedroom	3.03m x 3.42m	9'11 ½" x 11'2 ½"
En-Suite	1.60m x 1.78m	5'3" x 5'10"
Bedroom 2	3.49m x 3.51m	11'5 ½" x 11'6"
Bedroom 3	3.85m x 2.58m	12'7 ½" x 8'5 ½"
Bathroom	2.33m x 2.01m	7'7 ½" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED

The plans, illustrations, photography and sizes are indicative. the images depict standard specification and optional upgrades. Choices available depending on build stage. We operate a policy development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form any part o





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