

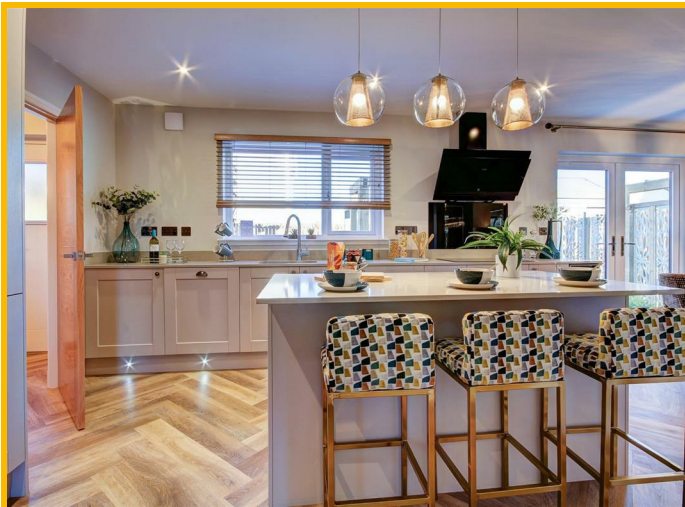


OLEANDER PLOT 60, 36 Temple Rise, Windygates, Leven, FIFE, KY8 5FW

Fixed Asking Price £365,995



The Oleander by Champion Homes is a thoughtfully designed 4 bedroom home with integral garage packed full of features from the stunning bay window through to the spacious kitchen with island. The generous bedrooms make this home well balanced and flexible to meet different lifestyles.



DESCRIPTION

The OLEANDER is a superb 4 bedroom detached property with an attractive boxed bay window feature in both lounge and primary bedroom. Downstairs a flexible open-plan living/dining/kitchen area presents a wonderfully welcoming living space. With double doors opening from the large lounge into the dining area, which has an abundance of natural light due to French doors that give easy access to the rear garden.

The kitchen is bursting with storage space, including a stunning central island unit which offers additional workspace. Fully integrated appliances enhance a seamless finish throughout. A utility and downstairs cloakroom sit adjacent.

Upstairs the primary bedroom enjoys luxury with its own bay area and is located to the front and includes an en-suite shower room and fitted wardobes. Three further generous double bedrooms, a family bathroom with separate shower enclosure and ample storage complete the floor.

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 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 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.







GROUND FLOOR

Lounge	5.97m x 4.12m	19'7" x 13'6"
Kitchen/Dining	3.85m x 7.35m	12'7 1/2" x 24'1"
Utility	2.32m x 1.86m	7'7 1/2" x 6'1 1/2"
WC	1.44m x 1.86m	4'8 1/2" x 6'1 1/2"
Garage	5.60m x 2.70m	18'4 1/2" x 8'10 1/2"

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 of continuous 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 of any contract.



FIRST FLOOR

Primary Bedroom	5.20m x 3.12m	17'0 1/2" x 10'3"
En-Suite	2.36m x 2.72m	7'9" x 8'11"
Bedroom 2	3.96m x 3.98m	12'11 1/2" x 13'0 1/2"
Bedroom 3	4.06m x 3.67m	13'4" x 12'0 1/2"
Bedroom 4	4.06m x 3.32m	13'4" x 10'11"
Bathroom	2.92m x 2.12m	9'7" x 6'11 1/2"

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (49-54) E (39-48) F (21-38) G Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (49-54) E (39-48) F (21-38) G Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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