



MULBERRY PLOT 59, 38 Temple Rise, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £267,995

PLOT 59 The Mulberry by Champion Homes is a stylish three bedroom detached home designed for modern living, featuring a spacious lounge/dining area, separate kitchen, integral garage and primary bedroom benefitting from an ensuite.

DESCRIPTION

The Mulberry by Champion Homes is an attractive three bedroom detached home offering well planned accommodation across two floors, ideal for families, downsizers and professionals alike.

The ground floor features a bright and spacious lounge and dining area with added privacy positioned to the rear of the home looking out to the rear garden, creating the perfect space for relaxing and entertaining. A separate contemporary kitchen provides ample workspace and storage, while a convenient WC and storage cupboard add practicality to everyday living. An integral garage is included.

Upstairs, the generous primary bedroom benefits from its own en suite and fitted wardrobe. Two further double bedrooms provide flexible accommodation for family life, guests or home working, and are served by a modern family bathroom.

Combining stylish design, excellent storage and energy efficient features, The Mulberry offers comfortable modern living in a home designed to suit the needs of today's homeowners.

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.

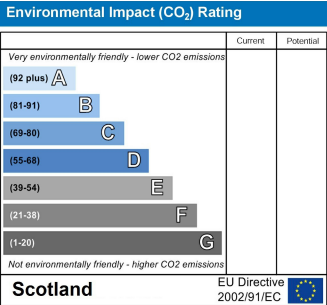
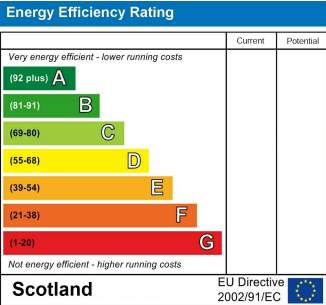
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GROUND FLOOR			
Lounge/Dining	5.63m x 3.75m	18'2" x 12'3 1/2"	
Kitchen	3.75m x 2.72m	12'3 1/2" x 8'11"	
WC	2.14m x 1.50m	7'0" x 4'11"	
Garage	5.40m x 2.70m	17'8 1/2" x 8'10"	



FIRST FLOOR			
Primary Bedroom	2.89m x 4.41m	9'5 1/2" x 14'5 1/2"	
En-Suite	2.00m x 2.12m	6'6 1/2" x 6'11 1/2"	
Bedroom 2	3.79m x 3.58m	12'5" x 11'11"	
Bedroom 3	3.79m x 3.65m	12'5" x 11'9"	
Bathroom	2.10m x 1.70m	6'10 1/2" x 5'7"	



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.