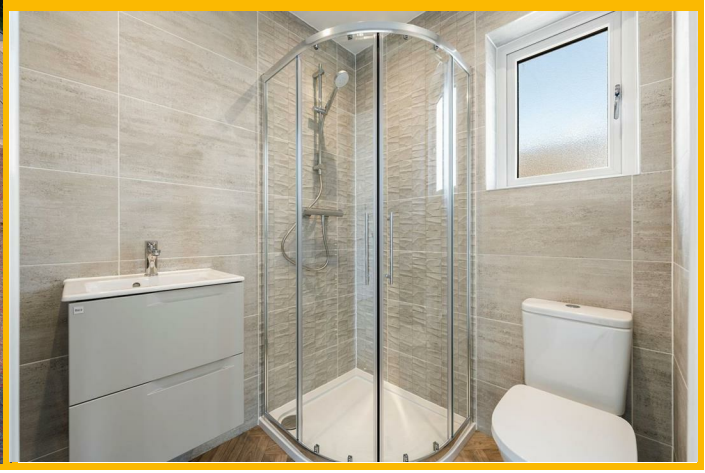








MYRTLE PLOT 13, 1 Back Mair Walk, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £234,995

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

PLOT 13: 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

PLOT 13 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.

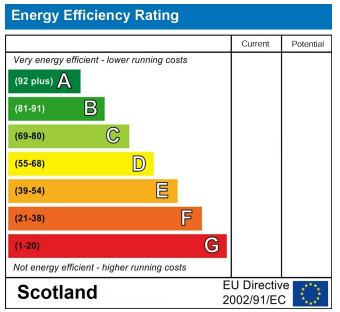
Proudly family owned and award winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in and loved.

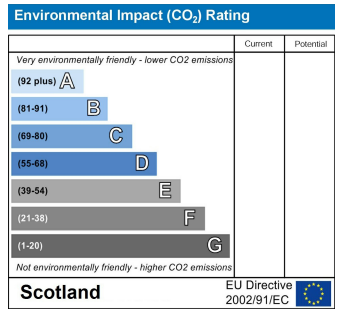
The Temple, Balcurvie offers the best of both worlds, a peaceful countryside setting paired with easy access to Fife's key towns and amenities. Located in the heart of Balcurvie, this charming development is surrounded by open landscapes, everyday essentials, schooling and convenient transport links.

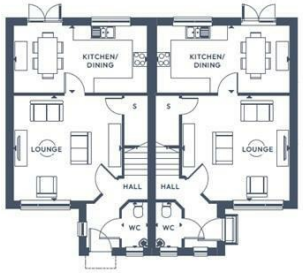
Balcurvie provides the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close by, connecting residents to some of the region's most distinctive landscapes and heritage.

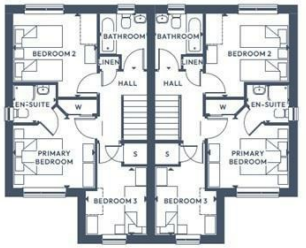
Kirkcaldy, Glenrothes and Leven are within easy reach and with Cameron Bridge Railway Station around a mile away, travelling, exploring and commuting will be seamless.

Fife Properties Leven
01333 421774
9 Mitchell Street
Leven
KY8 4HJ
Email: leven@fifeproperties.co.uk
Website: www.fifeproperties.co.uk









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"

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.