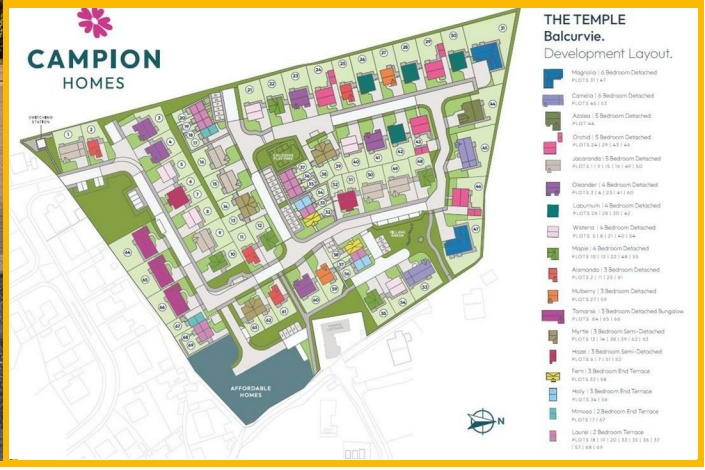








LAUREL PLOT 35, 6 Black Mair Walk, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £188,995

Fife Properties

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

PLOT 35: The Laurel by Campion Homes is a well designed two bedroom home at The Temple, Balcurvie, featuring a spacious lounge, modern kitchen dining area, utility room and WC. Upstairs offers two generous bedrooms and a contemporary family bathroom, ideal for first time buyers or downsizers. The home is finished with a private rear garden and two parking spaces.

DESCRIPTION

This thoughtfully designed two bedroom home at The Temple, Balcurvie offers a practical layout suited to modern living. On the ground floor, the welcoming entrance hall leads into a bright and spacious lounge, with a separate kitchen dining area to the rear providing a great space for everyday living and entertaining. The kitchen benefits from direct access to the garden, along with a useful utility area and a convenient WC.

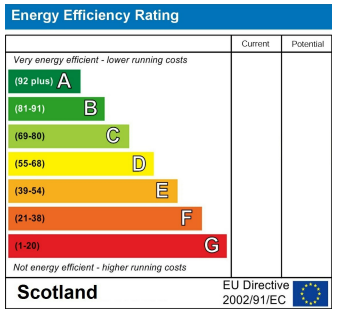
Upstairs the property continues to impress with two well proportioned double bedrooms, including a generously sized primary bedroom. A modern family bathroom serves both rooms, while additional storage throughout the home adds to its functionality.
A private rear garden and 2 allocated car parking spaces complete this perfect starter home.

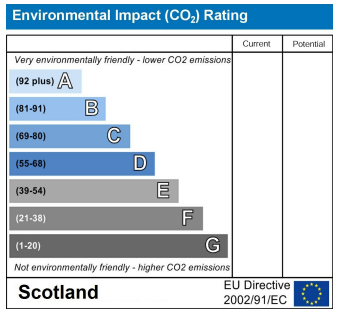
Proudly family owned and award winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in and loved.
The Temple, Balcurvie offers the best of both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

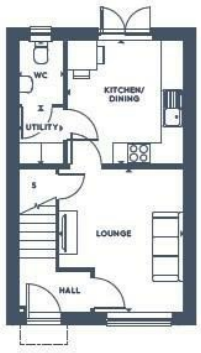
Balcurvie provides the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close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

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GROUND FLOOR

Lounge/Dining	3.37m x 3.90m	11'1" x 12'10"
Kitchen	3.17m x 3.37m	10'5" x 11'1"

FIRST FLOOR

Primary Bedroom	3.38m x 3.37m	11'1" x 11'1"
Bedroom 2	2.83m x 3.72m	12'3" x 9'3"

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.