

Bassview Balcurvie, Balcurvie, Leven, KY8 5DT

Offers In The Region Of £279,995

Fife Properties

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SPACIOUS 4 Bedroom 2 Reception Semi-Detached Villa READY TO MOVE IN with PANORAMIC VIEWS across the rooftops towards the Firth of Forth and beyond, ample off-street parking with a garden all located within easy access to all amenities including the Primary School, Park and Ride Railway Station leading directly to Edinburgh's city centre. Appealing to a family. Accommodation: Boot room, living room, dining kitchen, laundry, downstairs W.C and bathroom, Master bedroom suite with ensuite shower room, 3 further double bedrooms with a 2nd living room and an upstairs W.C. D.G. GCH. Garden and Off Street Parking. PERSONAL PROPERTY TOUR available online.







LOCATION
The village of Windygates itself is equipped with all essential local amenities. Primary education is served locally and secondary at nearby Levenmouth Academy. Ideally located within close commuting distance of Glenrothes, Leven, Kennoway, Cupar and beyond including a good local bus service. Cameron Bridge park and ride railway station less than 1 mile away ideal for Edinburgh city centre commuting and Markinch railway station less than 4 miles providing links for further afield. Recreationally there are local walking/running routes including a route specifically for horses. Leven, less than 3 miles away has the main shopping facilities including the local leisure centre with a swimming pool and gymnasium, a links open qualifying golf course, beach and the stunning Fife Coastal Path.

DIRECTIONS
Please contact agent for further information.

BOOT ROOM
15'0" x 7'10" (4.58m x 2.39m)
A UPVC door with opaque double-glazing leads directly into a generous sized boot room with an opaque double-glazed window to the side. Fitted cabinets provide storage space. Coving. Radiator. Vinyl flooring. Open plan to the dining kitchen.

DINING KITCHEN
15'0" x 12'9" (4.59m x 3.89m)
Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven, grill, microwave and a dishwasher. Double-glazed sash and case internal window to the living room. Coving. Radiator. Vinyl flooring. Doorway to the inner hall.

INNER HALL
Carpeted stairs with a timber balustrade lead to the upper landing. Coving. Carpeted.

LIVING ROOM
13'9" x 13'3" (4.20m x 4.04m)
Spacious living room with a double-glazed window and sliding patio doors with a Juliet balcony to the rear. Exposed stone alcove provides display/storage space with a fixed shelf. Coving. 2 Radiators. Carpeted. Double-glazed sliding patio doors providing additional natural light and access to the garden.

BEDROOM 2
9'9" x 8'11" (2.98m x 2.74m)
Double bedroom with a double-glazed window to the rear. Coving. Radiator. Carpeted.

LAUNDRY
8'8" x 6'3" (2.66m x 1.93m)
A convenient laundry area provides an ideal space for plumbed appliances with fixed storage cupboards above. Coving. Radiator. Vinyl flooring. UPVC door leads to the garden via a paved ramp; also providing an accessible entrance to the property. Doorways to bedroom 3 and the downstairs W.C.

W.C
6'0" x 2'6" (1.83m x 0.78m)
2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Partially wet walled. Vinyl flooring.

BEDROOM 3
10'7" x 8'1" (3.24m x 2.48m)
Bright double bedroom with a double-glazed window to the side. Coving. Radiator. Carpeted.

MASTER BEDROOM
15'2" x 8'3" (4.64m x 2.52m)
Double bedroom with a double-glazed sash and case window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging storage space. Walk-in wardrobe provides additional shelving/hanging storage space and housing for the gas central heating combi boiler. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
6'1" x 3'8" (1.87m x 1.12m)
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Fully wet walled. Vinyl flooring.

BATHROOM
7'6" x 5'10" (2.29m x 1.78m)
Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a dual ended bath with a folding screen and an electric shower unit above. Fully wet walled. Vertical radiator. Vinyl flooring.

UPPER LANDING
Leads to the 4th bedroom, 2nd living room and a W.C. Cupboards provide storage space. 2 roof windows provide ample natural light. Radiator. Carpeted.

2nd LIVING ROOM
16'4" x 16'4" (5.00m x 5.00m)
Multi-purpose room with double-glazed windows to the rear and front with a panoramic rooftop view. Utilised previously as a 5th bedroom. Built-in wardrobe with mirrored sliding doors provides storage space. 2 radiators. Carpeted.

BEDROOM 4
16'2" x 14'4" (4.95m x 4.39m)
Further double bedroom with double-glazed windows to the rear and front again with that panoramic view. 2 built-in wardrobes with mirrored sliding doors provide shelving/hanging/storage space. Radiator. Carpeted.

W.C Upstairs
5'5" x 2'3" (1.67m x 0.69m)
2-piece suite comprising: W.C and a vanity wash hand basin. Laminate flooring.

GARDEN
The property sits on a good-sized plot with an extensive driveway accessed via metal double gates providing ample off-street parking for multiple cars and a blank canvass to let your creative side to come out. Mainly south facing to is the perfect place to relax and enjoy leisure time with friends and family.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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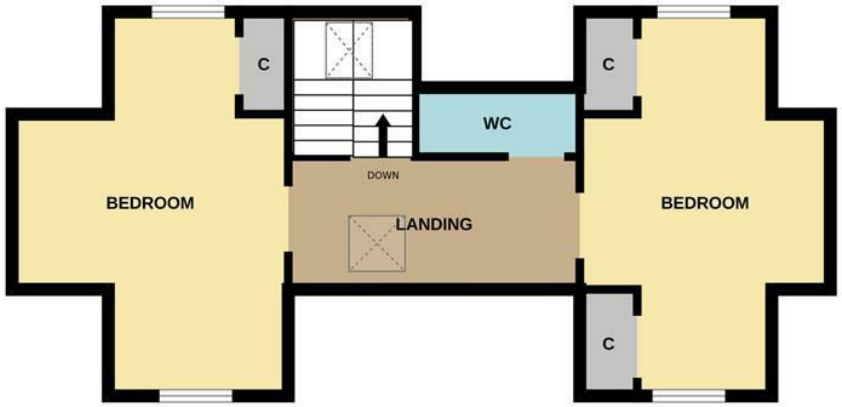
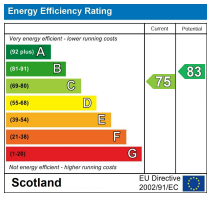
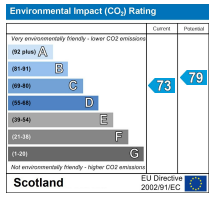
GROUND FLOOR



1ST FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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