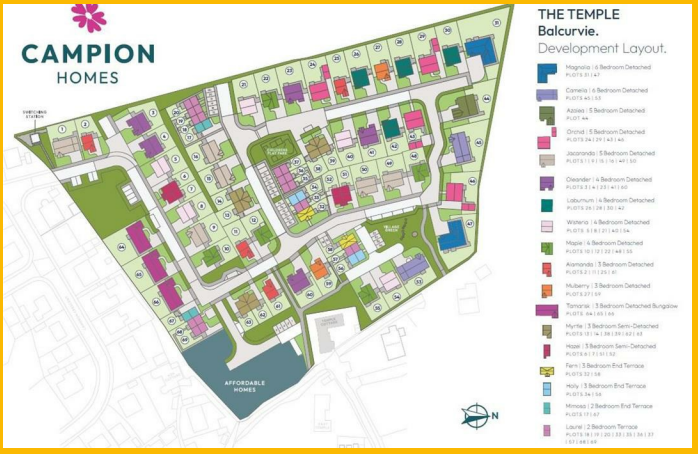




HOLLY PLOT 34, 4 Back Mair Walk, Windygates, Leven, FIFE, KY8 5FW
Fixed Asking Price £217,995

Fife Properties

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

PLOT 34 The Holly by Campion Homes is a stylish and energy efficient three bedroom home, perfect for modern family living. Featuring a spacious lounge, contemporary kitchen and dining area with garden access, downstairs WC, en suite primary bedroom, two further bedrooms and private parking.

DESCRIPTION

PLOT 34 The Holly by Campion Homes is a beautifully designed three bedroom home offering the perfect combination of style, comfort and practicality, making it ideal for first time buyers, young families and those looking to downsize without compromise.

The welcoming entrance hall leads to a bright and spacious lounge, providing the perfect space to relax and unwind. To the rear of the home, the contemporary kitchen and dining area creates a sociable hub for everyday living, with direct access to the garden, ideal for entertaining family and friends. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the generous primary bedroom benefits from its own en suite shower room, creating a private retreat. Two further bedrooms offer flexibility for family living, guest accommodation or home working. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from private parking and an enclosed rear garden, providing excellent outdoor space for relaxing and enjoying the seasons.

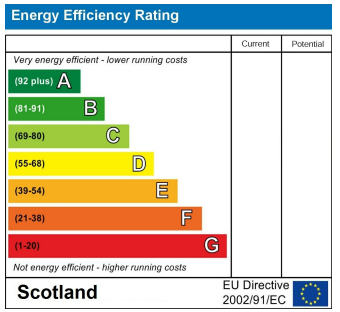
Thoughtfully designed with modern lifestyles in mind, this attractive home delivers comfortable living space, quality finishes and exceptional value in a desirable location.

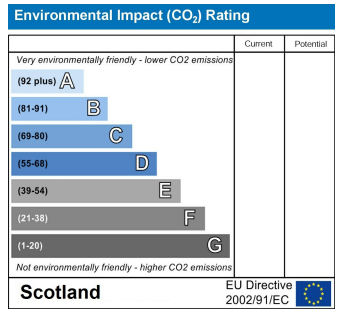
Proudly family owned and award winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in and loved.
The Temple, Balcurvie offers the best of both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

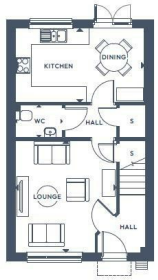
Balcurvie provides the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close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

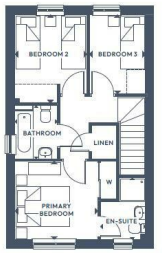
Kirkcaldy, Glenrothes and Leven are within easy reach and with Cameron Bridge Railway Station around a mile away, travelling, exploring and commuting will be seamless.

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









GROUND FLOOR

Lounge	4.24m x 3.82m	13'10 ½" x 12'6 ½"
Kitchen/Dining	2.80m x 4.87m	9'2" x 15'11 ½"
WC	1.22m x 1.78m	4'0" x 5'10"

FIRST FLOOR

Primary Bedroom	2.94m x 3.12m	9'7 ½" x 10'3"
En-Suite	2.32m x 1.70m	7'7" x 5'7"
Bedroom 2	3.32m x 2.70m	10'11" x 8'10 ½"
Bedroom 3	2.98m x 2.12m	9'9" x 6'11 ½"
Bathroom	2.00m x 1.60m	6'6 ½" x 5'3"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED

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.