



BLAIR PLACE LESLIE | OFFERS OVER £220,000  
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# BLAIR PLACE

LESLIE

£220,000

£5K UNDER HOME REPORT VALUE

Welcome to Blair Place, Leslie - a modern bungalow with a charming and attractive garden space. This secluded yet accessible location offers the perfect blend of tranquility and convenience. With parking available for three vehicles and generous single garage, you can enjoy the ease of coming and going as you please.

The property boasts a contemporary feel, ideal for those seeking a stylish living space. The attractive garden provides a lovely outdoor area to relax and unwind, perfect for enjoying a cup of tea on a sunny afternoon or hosting a small gathering with friends and family.

Whether you're looking for a peaceful retreat or a modern home to make your own, Blair Place offers the best of both worlds. Don't miss out on this rare opportunity to make this delightful property your own slice of paradise in Leslie.

## Description

Detached 3 bedroom bungalow in a quiet yet central residential area within the charming village of Leslie in the western side of Glenrothes. The location offers a sense of seclusion while still being remarkably accessible, with High Street just a short one minute walk away. It is also accessible via your own dedicated private path from the rear of the garden.

The population of around 3000 is well serviced by local shops and medical services, a good school and transport links to Fife and beyond. The generously proportioned property consists of entrance vestibule leading to a welcoming and good sized hallway with storage and giving access to the rest of the totally 'all on one level' bungalow.

## Kitchen

The kitchen is well appointed and is equipped with all necessary appliances (washing machine; dishwasher; fridge-freezer).

## Lounge

The lounge/dining room is very generously proportioned with plenty of natural light and leading to a large, south facing sun room with views over the good sized, flat, south facing very private garden with large patio, with lights and garden shed. The garden is supplied with external electrical supply, water and has private gated access to a pathway direct to Leslie High Street (flat, easy walking and less than half a minute).

## Sun room

This beautiful room is a magnificent feature. One that allows light to explode into the living space from the roof as well as super wide/rear windows to the south facing garden.

## Key features

- Secluded quiet area close to main street
- Southern facing to rear
- Mono-block driveway to hold 2/3 cars (or caravan plus 2 cars)
- Walk-in wardrobe in master bedroom plus access to floored

attic via ramsay ladders

- Council Tax Band E
- Generously proportioned bungalow - 3 large double bedrooms
- 2 reception rooms
- 1 family bathroom with round bath, one ensuite bathroom off master bedroom
- Rear garden with shed
- House and garage fully alarmed plus regulatory fire and smoke alarms

## Bathrooms

An en-suite shower room exists plus one family bathroom (one with round bath).

## Garage

The garage is a longer than normal single garage supplied with power light and water and contains shelving and a utility area of fridge, condenser tumble drier and freezer. It also has an electrically operated roller door and separate rear access locking door. There is parking for up to 3 cars or caravan and two cars on the private monobloc driveway.

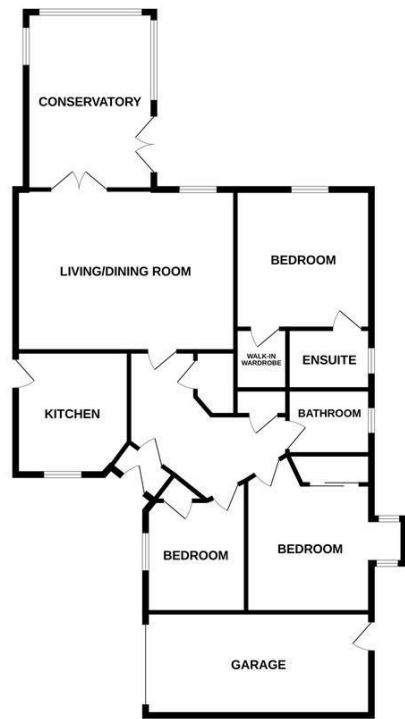
## Want to set up a viewing?

This bungalow will sell quickly - make sure you secure your appointment by calling Lynda Wilson on 07809330678.

## What is my home worth?

Want to know what your home is worth? We offer a free valuation - our rates for commission on sale are the lowest around! Can't be beaten. Contact your Estate Agent, Lynda Wilson on 07809330678 to arrange a viewing at a date/time that suits you.





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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	Scotland
			EU Directive 2002/91/EC



To view this property call **AMAZING RESULTS!™** on 07809 330678



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