

Windrush

NEW GILSTON, LEVEN, KY8 5TF



*FOUR-BEDROOM FAMILY VILLA IN THE
HEART OF THE VILLAGE OF NEW GILSTON*



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McEwan Fraser Legal is delighted to present this family home to the market and PART EXCHANGE is available! Windrush sits in the midst of the village and is a desirable four-bedroom villa with a garage, shared driveway and garden to the rear.

The entrance vestibule gives way to the reception hallway with access to most of the main rooms. The formal lounge is elegantly proportioned and offers an open fire as the centrepiece of the room. This public room feels spacious and bright. The kitchen offers an array of stylish units incorporating a double oven and hob with cooker hood, and co-ordinating worktops along with two built-in store cupboards. This house has no shortage of natural light and a glazed door from the kitchen gives access to the sun room, equally versatile as a dining room. On the ground floor is bedroom four and the family bathroom. The family bathroom offers a three-piece suite with a shower over the bath and there is a stylish vanity sink. Of the four bedrooms, two have built-in wardrobes and one has an en-suite toilet and wash hand basin demonstrating the versatility of this family-size home.

Externally, there is a single garage and a garden to the rear of the property.

The Location



*“...THE KITCHEN
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ARRAY OF
STYLISH UNITS
INCORPORATING
A DOUBLE
OVEN AND HOB
WITH COOKER
HOOD...”*







Bedroom 1





Bedroom 2





Bedroom 3

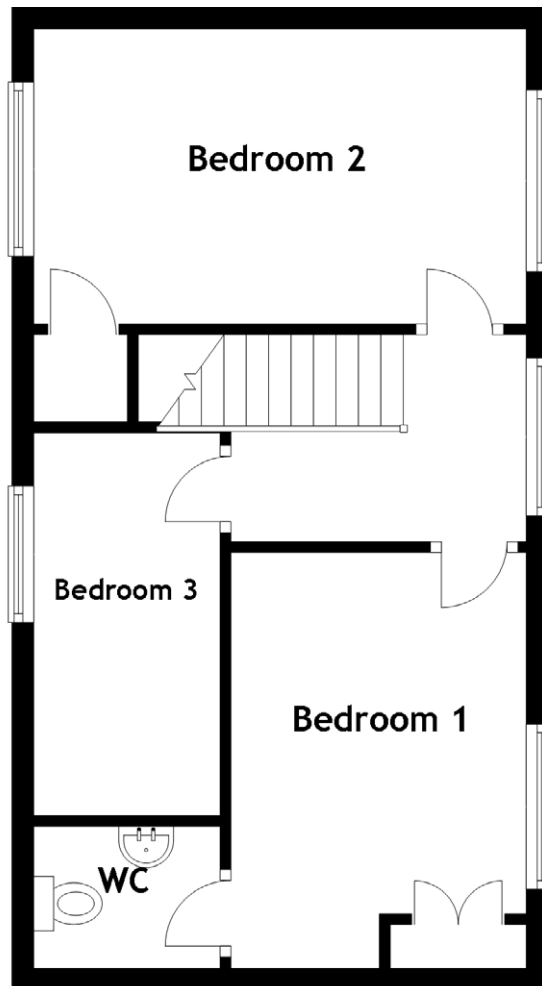
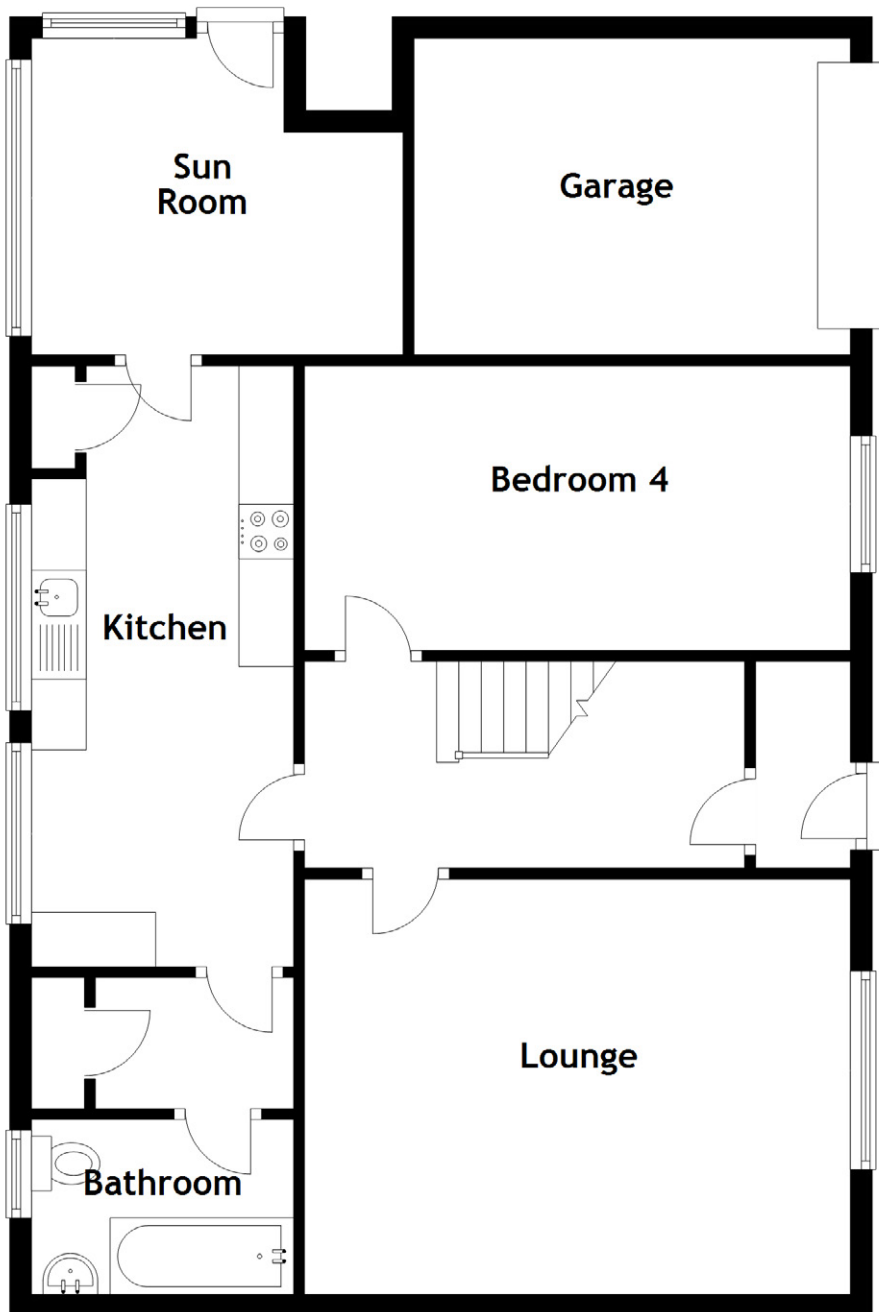




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.80m (12'6")	Bedroom 3	3.50m (11'6") x 1.70m (5'7")
Kitchen	5.50m (18'1") x 2.40m (7'10")	Bedroom 4	5.10m (16'9") x 2.70m (8'10")
Sun Room	3.40m (11'2") x 2.90m (9'6")	WC	1.70m (5'7") x 1.30m (4'3")
Bathroom	2.40m (7'10") x 1.60m (5'3")	Gross internal floor area (m ²): 115m ²	
Bedroom 1	3.80m (12'6") x 2.70m (8'10")	EPC Rating: F	
Bedroom 2	4.50m (14'9") x 2.70m (8'10")		





New Gilston is a small rural village with an open outlook over agricultural land and the surrounding countryside to the coast and over the water to Edinburgh. The village is centrally situated so day-to-day amenities are available in either Cupar or Leven and more comprehensive facilities including shopping are nearby in St Andrews, Glenrothes and Kirkcaldy. The highly regarded Peat Inn restaurant is some 2 miles distant. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools. Train stations for the commuter are easily reached at either Markinch or Kirkcaldy or Cupar.

APPROXIMATE DISTANCES:

- Peat Inn 2 miles
- Largo ward 3.7 miles
- Upper largo 4 miles
- Lundin Links 4.4 miles
- Ceres 5.1 miles
- St Andrews 7.2 miles
- Leven 7.5 miles
- Cupar 8.5 miles

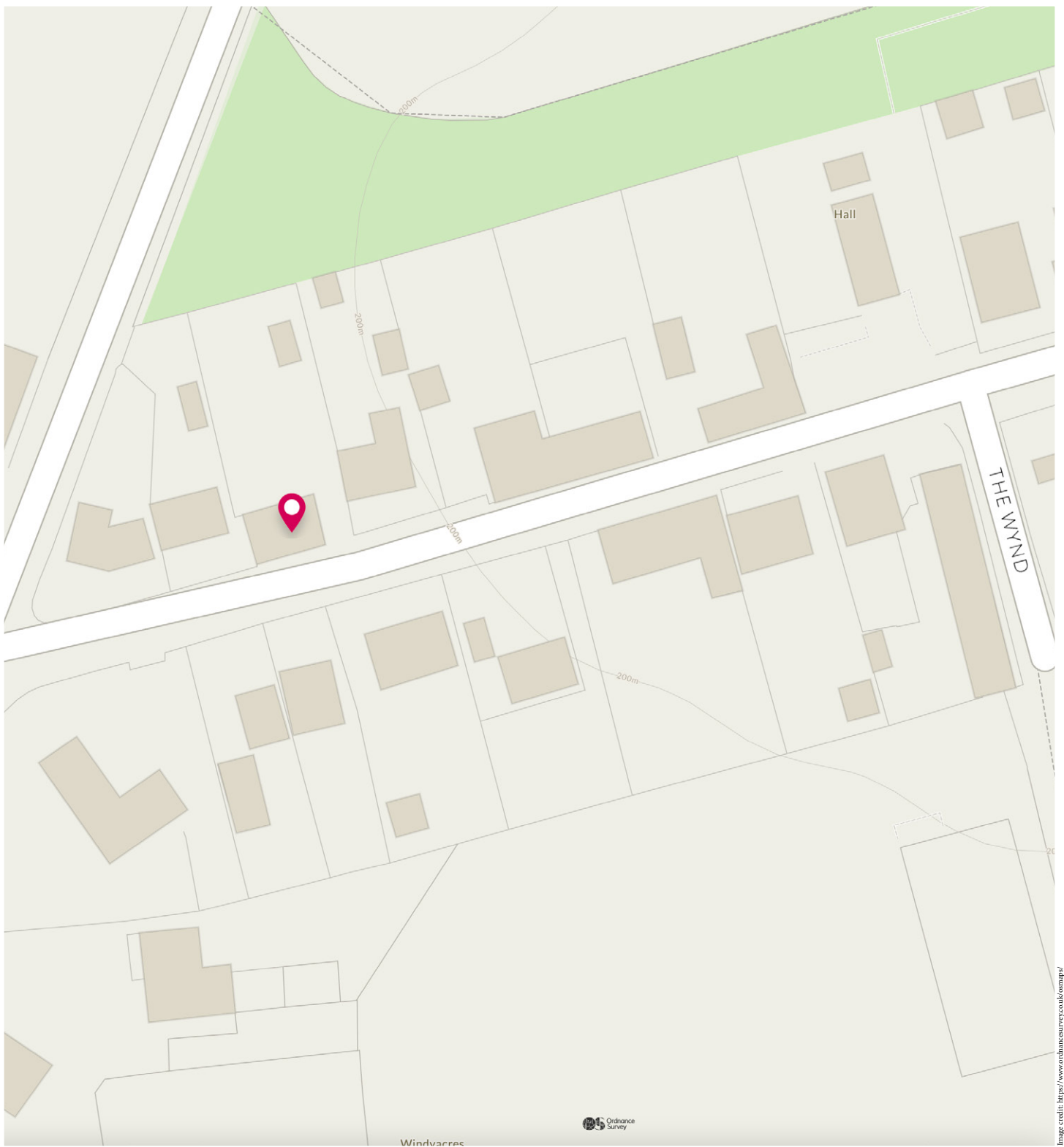


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