

# 8 Haig Place

WINDYGATES, LEVEN, FIFE, KY8 5EE



*BEAUTIFUL FOUR BEDROOM HOME  
IN A QUIET CUL-DE-SAC*



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We are delighted to bring this lovely, three/four-bedroom, detached villa to the market in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links and being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light. The open planned modern kitchen/family room has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The dining room or bedroom four is located to the front of the property. The property has been sympathetically reconfigured to give you a further room that can be used as the master bedroom with en-suite or snug for the kids. A guest cloakroom completes the accommodation on the ground floor.

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**Kitchen/Diner**







**Bedroom 1**







**Bedroom 4**





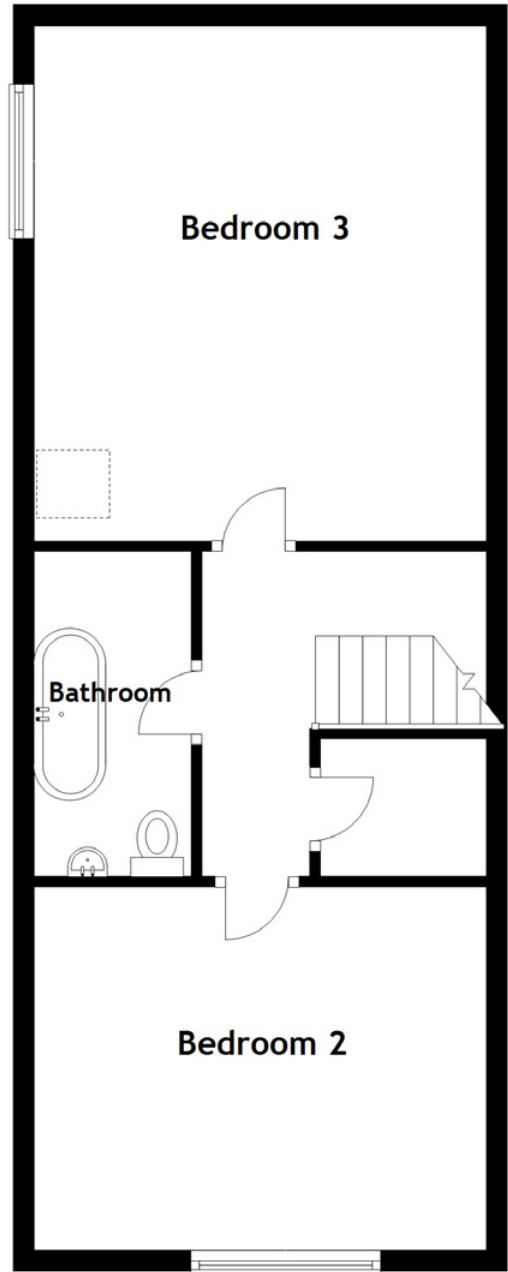
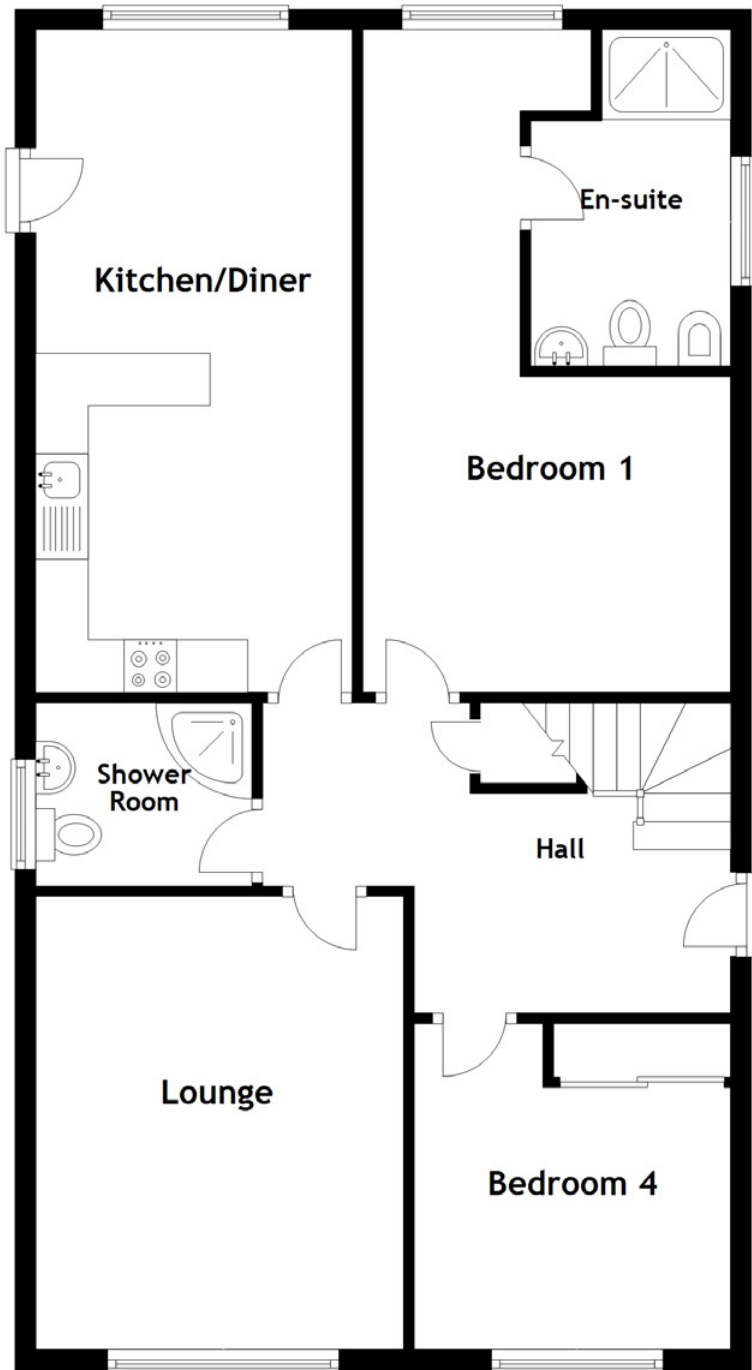




Upstairs there are two good size bedrooms, with walk-in wardrobes and the family bathroom. The large family bathroom is located on the upper level and consist of a white four-piece suite. The comfortable home has gas central heating and double glazing.







Approximate Dimensions

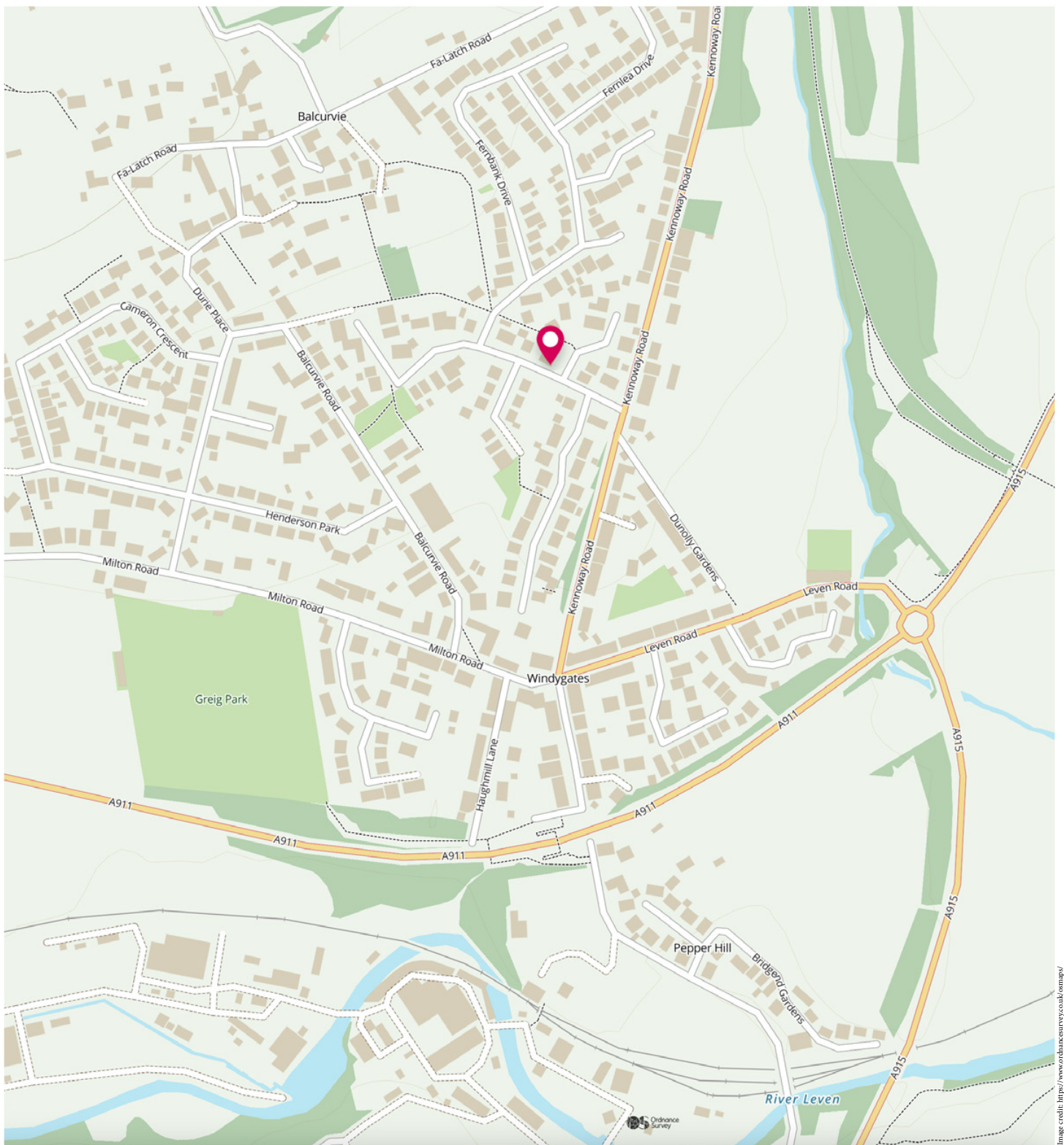
(Taken from the widest point)

Kitchen/Diner	6.30m (20'8") x 3.00m (9'10")	Bathroom	3.10m (10'2") x 1.50m (4'11")
Lounge	4.30m (14'1") x 3.50m (11'6")	Shower Room	2.05m (6'9") x 1.75m (5'9")
Bedroom 1	6.30m (20'8") x 2.18m (7'2")	En-suite	3.20m (10'6") x 1.90m (6'3")
Bedroom 2	4.30m (14'1") x 3.45m (11'4")		
Bedroom 3	4.90m (16'1") x 4.30m (14'1")	Gross internal floor area (m <sup>2</sup> ): 123m <sup>2</sup>	
Bedroom 4	3.10m (10'2") x 3.00m (9'10")	EPC Rating: C	

Externally, the back garden is beautifully landscaped and secure by fencing, perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.







# McEwan Fraser Legal

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