



6 FERNBANK DRIVE WINDYGATES, KY8 5FD

£240,000
FREEHOLD

Nestled in the charming Fernbank Drive, Windygates, Leven, this stunning detached bungalow is a true gem waiting to be discovered. Boasting a spacious reception room, three cosy bedrooms - each with its own wardrobe, and a modern shower-room, this property offers comfort and style in abundance. As you step inside, you'll be greeted by a beautifully extended layout that includes a lounge, dining room, and a delightful conservatory, perfect for relaxing or entertaining guests. Good sized Breakfasting Kitchen. The property's private garden is a tranquil oasis, ideal for enjoying a morning coffee or hosting summer barbecues with loved ones. With a large single drive and a detached garage, with electric door parking will never be an issue for you or your guests. This bungalow is not just a home; it's a lifestyle upgrade. Complete with double glazing, gas central heating, and an impressive EPC rating of C, this property combines comfort with energy efficiency. Don't miss the opportunity to make this beautiful detached bungalow your own. Book a viewing today and step into your future home in Windygates.



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6 FERNBANK DRIVE

- BEAUTIFUL; EXTENDED DETACHED BUNGALOW • MATURE LANDSCAPED GARDENS • THREE DOUBLE BEDROOMS WITH FITTED WARDROBES • LARGE SINGLE DRIVE - DETACHED GARAGE WITH ELECTRIC DOOR • SPACIOUS LOUNGE- DINING ROOM - CONSERVATORY • BREAKFASTING KITCHEN & APPLIANCES • MODERN SHOWER-ROOM/WC • DG- GCH - EPC C - HOME REPORT £245,000 • SMALL PRIVATE CUL DE SAC • CLOSE TO LEVENMOUTH TRAIN STATION



FULL DESCRIPTION

Nestled in the charming Fernbank Drive, Windygates, Leven, this stunning detached bungalow is a true gem waiting to be discovered. Boasting a spacious reception room, three cosy bedrooms - each with its own wardrobe, and a modern shower-room, this property offers comfort and style in abundance. As you step inside, you'll be greeted by a beautifully extended layout that includes a lounge, dining room, and a delightful conservatory, perfect for relaxing or entertaining guests. Good sized Breakfasting Kitchen. The property's private garden is a tranquil oasis, ideal for enjoying a morning coffee or hosting summer barbecues with loved ones. With a large single drive and a detached garage, with electric door parking will never be an issue for you or your guests. This bungalow is not just a home; it's a lifestyle upgrade. Complete with double glazing, gas central heating, and an impressive EPC rating of C, this property combines comfort with energy efficiency. Don't miss the opportunity to make this beautiful detached bungalow your own. Book a viewing today and step into your future home in Windygates. HOME REPORT £245,000.

LOCATION

Windygates offers a fabulous base with local, shops, amenities with wider range in Leven itself. Superb road & rail links with new Levenmouth Train Station close by servicing Fife & beyond.

VESTIBULE

Security door. Hardwood facing & doors throughout.

'L' SHAPED ENTRANCE HALLWAY

Well proportioned & freshly presented with double cloaks storage cupboard behind sliding mirrored fronts, housing Worcester boiler. Coved edging. Carpet.

LOUNGE

Spacious principal public room with stylish finish entered via glazed french doors from hallway. DG windows over look landscaped gardens. Coved edging. Wood flooring. Thru arch to Dining Room.

DINING ROOM

Bright & airy linking lounge/ kitchen & conservatory. DG french doors. Coved edging. Wood floor.

CONSERVATORY

Wonderful addition with aspect onto landscaped gardens. DG window units on 3 sides with DG french doors. Fitted blinds. Carndean flooring.

BREAKFASTING KITCHEN

Comprises modern style wall & base units, wipe clean worktop surface, inset sink & mixer tap. appliances to include gas hob, oven, fridge freezer, washing machine, dishwasher. Recessed under unit lighting. Downlighting. DG window to rear. Security door. Carndean flooring.

MASTER BEDROOM

Generous main double bedroom with double mirrored

wardrobe. Coved edging. DG window. Coved edging. Carpet.

BEDROOM 2

Good size second double bedroom with double mirrored wardrobe. DG window. Coved edging. carpet.

BEDROOM 3

Bright third double bedroom with double mirrored wardrobe. DG window. Laminate floor.

MODERN SHOWER-ROOM/WC

Well proportioned with modern suite to include large double shower with clear screen. Wash hand vanity unit with feature vanity mirror. Low level wc. Frost DG window. Downlighting. Extractor fan.

FRONT GARDEN

Low maintenance mainly laid with stone chips, plants shrubs.

DRIVEWAY

Stone chipped single drive providing off street parking for several cars.

DETACHED GARAGE

Electric up & over door. Power, light, storage.

REAR GARDEN

Private fence enclosed rear garden landscaped to feature a range of mature/ established plants, shrubs. Paved seating areas, bordered by stone chips. Greenhouse & timber shed. Water tap.

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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090783)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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