



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



19 Valley Drive

, Leslie, KY6 3BQ

Offers Over £275,000



Discover this stunning detached bungalow, a home that perfectly balances modern luxury with tranquil living. Situated in the charming community of Leslie, this property offers an exceptional lifestyle with all the space and features you desire. As you step inside, you are greeted by a bright and spacious lounge, a perfect spot for unwinding after a long day. The heart of the home is the modern kitchen, featuring high-end fixtures and ample counter space for all your culinary adventures. A convenient utility room provides direct access to the integral garage. This home boasts three generously sized double bedrooms, ensuring plenty of space for family and guests. The master bedroom includes a private en-suite, plus a stylish family bathroom serving the remaining bedrooms, finished to a high standard. Gas central heating and double glazing throughout. Externally, the property truly shines with its beautifully landscaped gardens, featuring a fantastic composite outhouse offering a versatile space, perfect for a home office, snug, gym, or hobby room. Mono bloc driveway leading to the single integral garage with electric door and attractive soft lighting to soffits.

The village of Leslie provides a warm and welcoming atmosphere that's ideal for families, commuters and those seeking a quieter pace of life. This idyllic community offers the perfect blend of picturesque tranquility and convenient modern living. Despite its peaceful, semi-rural setting, Leslie is well-connected to the rest of Fife and beyond. Regular bus services provide links to nearby towns like Glenrothes and Markinch and the surrounding road and rail network makes commuting straight forward. The village boasts a Primary School and library, with the main street home to various local businesses, including a range of independent shops, pubs, and restaurants. Golf enthusiasts will appreciate the local 9-hole Leslie Golf Club, which provides an affordable and challenging course for all skill levels.



Entrance

Entry to the property via attractive composite, part glazed door into the welcoming entrance hallway which provides access to the lounge, kitchen, utility room, three bedrooms and bathroom. Handy storage cupboard. Modern alarm entry system also fitted to the property.

Lounge 20'8" x 13'3" (6.3 x 4.06)

Step into a super, spacious and inviting lounge, a perfect sanctuary for relaxation and social gatherings. With it's pleasant outlook to the front, the room is bathed in natural light, creating a warm and welcoming atmosphere.

Kitchen 11'11" x 10'9" (3.64 x 3.3)

The heart of the home! Designed for both form and function with stylish high gloss "Wren" base and wall units, it features sleek countertops, contemporary cabinetry and high-end appliances that make meal preparation a joy. Whether you are a keen home cook or just love a well organised space, this kitchen offers everything you need. Integrated appliances include hob, oven, extractor and coffee maker (which the sellers are going to really miss!). The freestanding dishwasher is also included the sale. French doors lead out to the beautiful rear garden and also window to the rear, providing ample natural light.

Utility 6'7" x 5'4" (2.03 x 1.64)

Convenient and practical utility room with door to integral garage. Base units and space for appliances. Loft hatch access.

Master Bedroom 12'3" x 11'1" (3.75 x 3.39)

Fabulous master bedroom facing the rear of the property with sliding wardrobes providing ample hanging and storage facilities. Door to an immaculate en suite shower room.

En Suite Shower Room

Crisp and pristine shower room to the rear comprising double shower cubicle, vanity unit with built in sink and toilet. Modern wet wall, ladder radiator and Xpelair.

Bedroom Front 11'0" x 11'6" (3.36 x 3.52)

Generous front facing bedroom with sliding wardrobes providing hanging and storage space.

Bedroom Side 13'3" x 9'6" (4.06 x 2.9)

Another spacious double bedroom, this time to the side of the property. Benefits from sliding wardrobe doors with good hanging and storage space.

Bathroom

This beautifully appointed space features contemporary fittings, a bath with an overhead shower, sink with built in vanity unit, toilet, ladder radiator and stylish tiling. It offers a clean, modern, and refreshing environment, perfect for a relaxing soak or a quick, invigorating shower.

Gas Central Heating

The property benefits from gas central heating throughout via a Worcester condensing gas boiler located within the utility room.

Gardens

The attractive front garden is laid mainly to lawn with mono bloc driveway to the garage with access round to the rear garden. The rear garden is beautifully landscaped with lawn, decked section and a raised section which has the amazing outhouse in situ. A really lovely outdoor oasis to entertain, relax and enjoy!

Outhouse

This composite outhouse with power and light is a delightful addition that brings the outdoors in. With it's lovely views of the landscaped gardens, it serves as a peaceful retreat where you can enjoy your morning coffee, read a book, or simply admire the beauty of your surroundings, regardless of the season. This bright, airy space offers a versatile addition to the property and could be used for a multitude of purposes.

Double Glazing

Double glazing to all windows and door sections.

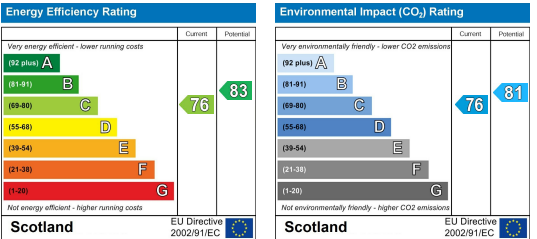
Garage

Single garage with electric door, power and light, offering further parking facilities to the driveway or as a great storage space. Please note that the garage is integral with door into the utility room and also an external door into the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.