




YOUR MOVE
 — Stewart Filshill —

WWW.YOUR-MOVE.CO.UK

Fernbank Avenue, Windygates,
Leven, Fife

Offers Over £175,000

Fernbank Avenue, Windygates, Leven, Fife

Offers Over £175,000

DESCRIPTION

Offered for sale is a well presented modern detached villa, forming part of a sought-after private development within a popular village. The development is an ideal location for young families due to its close proximity to Balcurvie Primary School. The accommodation is formed over two levels. Entry is gained into a reception hallway via a door to the side of the property. The hall leads to a lounge, spacious modern kitchen with open plan dining room, ground floor bedroom and a shower room/WC. The kitchen is fitted with modern units to the floor and wall. The dining area easily fits a family sized dining room table and chairs and has french glazed doors which overlook and lead onto the garden. The first floor landing leads to two double bedrooms and a shower room/WC. The rear garden is beautifully landscaped, featuring a large patio and planted areas. Please note that the timber summer house within the garden is included within the sale, as is the greenhouse. A chipped driveway provides off street parking for a number of vehicles to the front and side of the villa. The specification includes double glazing and gas central heating with modern boiler.

LOCATION

This detached villa forms part of a popular, private residential development. The development is well placed for access to the local primary school and a swing park. Windygates has local shopping facilities and a wide range of shops and amenities can be found in the nearby towns, Kirkcaldy, Leven and Glenrothes.

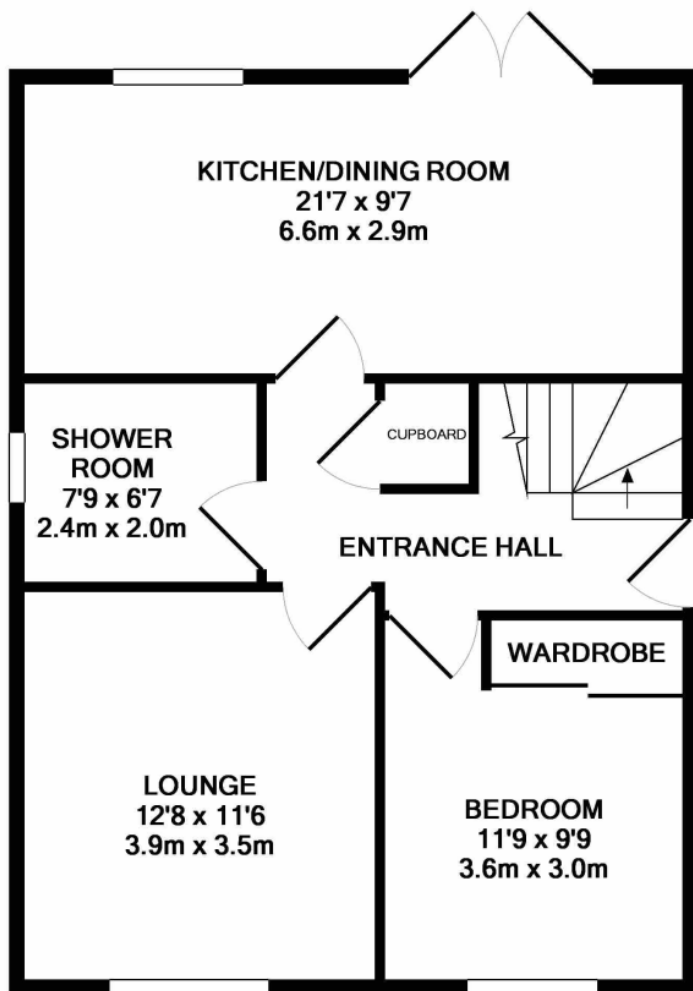
OUR VIEW

We strongly recommend a viewing of this wonderful detached villa. The property is immaculately presented and enjoys an excellent specification. The present owners have installed a new kitchen and fitted a replacement boiler in recent years. The garden summer house is a fantastic extra to the house, with loads of space for sitting and views over the garden.

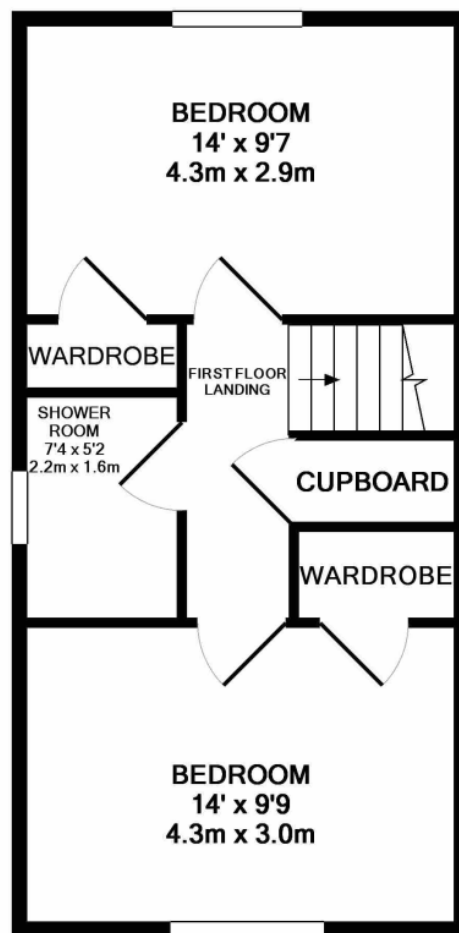
DIMENSIONS

- Lounge - 3.84m x 3.52m (12'7" x 11'7")
- Kitchen - 6.57m x 2.89m (21'7" x 9'6")
- Bedroom - 2.97m x 2.87m (9'9" x 9'5")
- Shower Room/WC - 2.39m x 2.04m (7'10" x 6'8")
- Bedroom - 4.19m x 2.95m (13'9" x 9'8")
- Bedroom - 4.18m x 2.92m (13'9" x 9'7")
- Shower Room/WC - 2.29m x 1.55m (7'6" x 5'1")





GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(57.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018

YOUR MOVE Stewart Filshill is the trading name of Filshill Ltd, registered company number SC292803, registered office 9 Commercial Road, Leven, Scotland, KY8 4LE. YOUR MOVE Stewart Filshill is an independently owned and operated business, operated under licence from your-move.co.uk Limited.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



9 Commercial Road, Leven, Fife, KY8 4LE

tel: 01333 428422 **

email: leven@your-move.co.uk

www.your-move.co.uk - The UK's most visited estate agency website*


YOUR MOVE
Stewart Filshill

WWW.YOUR-MOVE.CO.UK