

# first for homes

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Contact Allan England's Team

01592 752 944



East Wemyss

Price **£339,000**



IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!

Exceptional Quality Comes Standard!

Buy your dream home with your own choice of interior

FULLY COMPLETED PROPERTY DESIGNED BY EASY LIVING DEVELOPMENTS - THE "BARONY" - STUNNING 5 BED DETACHED VILLA, 4 BATHS WITH SPACIOUS GARAGE AND DRIVEWAY

\* This fantastic property is ready for a new family to move straight into with a stunning stylish kitchen with a warmer tone, gloss sandbeige and griege, tile choices selected. This property will come fully floored with carpets/luxury vinyl tiling, and landscaped gardens. Photos are for illustration only. To view call 01592 752944

Allan England's team at First for Homes are proud to offer for sale this impressive 5-Bed Detached Villa with Garage (size approx 149m2) located in a highly sought-after area of Castle Gait, East Wemyss and built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

This immaculate new build provides spacious and luxurious family living accommodation comprising on the ground floor level: family lounge, stunning open-plan dining room/modern high specification German kitchen (with NEFF integrated appliances including Hob, Oven, Microwave, Fridge/Freezer, Dishwasher), dining room with patio doors leading to rear garden. separate utility room with access to garage, large rear vestibule area, 2nd public room/bedroom 5/study and spacious cloaks/WC. Large master bedroom with dressing room and access to luxury master en-suite, 2nd bedroom with built-in wardrobes, and access to luxury en-suite, 2 further double bedrooms with built-in wardrobes and a spacious 4-piece luxury family bathroom bath and shower unit all bathrooms fitted with Porcelanosa tiling. There are spacious gardens to the front and rear with a driveway to the side leading to a great sized single garage access access can also be gained via utility room. Beautiful wall feature to the rear with Ironmongery set off this stunning home. To the front a lovely green belted area.

\* Reservation fee applies

PHOTOGRAPHS HAVE BEEN TAKEN OF A BARONY STYLE HOME

• STUNNING AND SPACIOUS DETACHED FAMILY VILLA

- LUXURY OPEN PLAN KITCHEN/DINER
- 2 PUBLIC ROOMS & 4 BEDROOMS
- CLOAKS/WC, 2 EN-SUITES AND FAMILY BATHROOM
- DRESSING AREA IN MASTER BEDROOM
- SOLAR PANELS & GAS CENTRAL HEATING
- TURFED TO FRONT
- DRIVEWAY TO SIDE
- SINGLE GARAGE
- INCENTIVES AVAILABLE \* PLOT DEPENDANT\*







**ELD- CASTLE GAIT**

**DIRECTIONS**

**LOCATION/AMENITIES – East Wemyss**

**PHOTOGRAPHS (Illustration Purposes Only)**

**FLOOR SPACE - 149m<sup>2</sup>**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**LOUNGE** 12'0" x 16'9" (approx) (3.66m x 5.11m (approx))

**OPEN PLAN KITCHEN/DINING**  
19'6" x 10'2" (approx) (5.94m x 3.10m (approx))

**UTILITY** 6'5" x 6'1" (approx) (1.96m x 1.85m (approx))

**2ND PUBLIC ROOM/BEDROOM 5/STUDY (GROUND LEVEL)**  
9'10" x 9'1" (approx) (3.00m x 2.77m (approx))

**LARGE WC** 6'5" x 4'11" (approx) (1.96m x 1.50m (approx))

**LARGE REAR VESTIBULE**

**UPPER LEVEL**

**BEDROOM 1 (MASTER)**  
10'4" x 16'9" (approx) (3.15m x 5.11m (approx))

**MASTER EN-SUITE**  
5'11" x 5'8" (approx) (1.80m x 1.73m (approx))

**BEDROOM 2**  
12'0" x 10'10" (approx) (3.66m x 3.30m (approx))

**BEDROOM 2 EN-SUITE**  
5'9" x 5'10" (approx) (1.75m x 1.78m (approx))

**BEDROOM 3** 9'5" x 11'6" (approx) (2.87m x 3.51m (approx))

**BEDROOM 4** 9'2" x 12'9" (approx) (2.79m x 3.89m (approx))

**FAMILY BATHROOM**  
7'0" x 8'7" (approx) (2.13m x 2.62m (approx))

**GARDEN GROUNDS**

**LINKED SINGLE GARAGE**

**DRIVEWAY**

**PREMIER GUARANTEE**

**INFORMATION**



## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



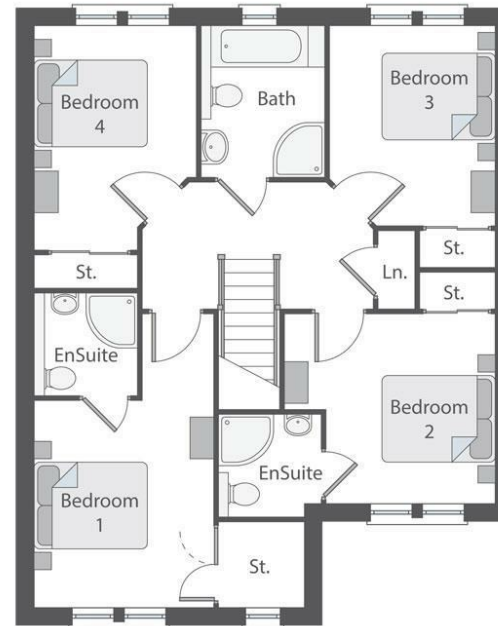
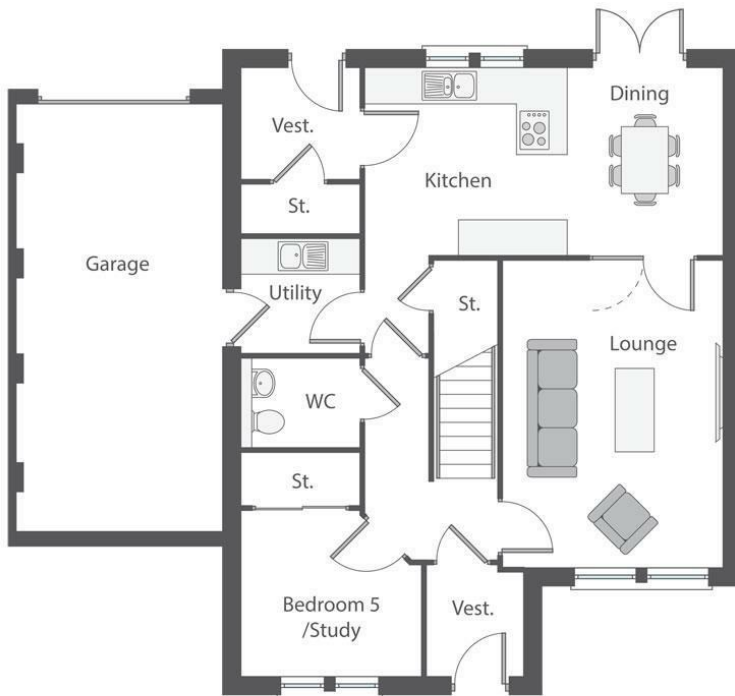
**first for trust**



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