



Castle Gait Development, East Wemyss  
**Price £189,995**



# Castle Gait Development, East Wemyss

The "NINA" 2 Bedroom Semi Detached Bungalow with Private Driveway. Private Rear South West Facing Gardens - LAST ONE REMAINING ON DEVELOPMENT

Allan England's team at First for Homes are proud to offer for sale this impressive 2-Bed Semi-Detached Bungalow (59.6m<sup>2</sup>) 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 stunning high specification new build provides spacious and luxurious family living accommodation comprising lounge with doors leading to rear garden, modern high specification German kitchen (with NEFF integrated appliances including Fridge Freezer, Hob, Oven, Dishwasher, Washerdryer), Our staple Nina 2 bedroom Semi Detached Bungalow is the last remaining of the 2 bedroom Bungalows on this development.

The welcoming kitchen with integrated appliances, a spacious bathroom with buyers choice of walk-in shower or bath with overhead shower, 2 great sized bedrooms, both with fitted wardrobes and all topped off with the generous lounge with French door access to the rear garden. Private driveway with space for two vehicles. Note plot dependant variable garden sizes to the rear. All boasting South West Facing Rear Gardens. Solar Panels. Fitted Alarm. Gas Heating. Stunning homes not to be missed. Please call us for further information.

GARDEN SIZE Plot 63 – 14.2m (D) x 8.2m (W) – 111m<sup>2</sup>

- \* Photographs for Illustration Purposes Only
- \* Reservation Fee Applies

Call our friendly team for further information on 01592 752944.

- NINA - Stunning New Style 2-Bed Semi-Detached Bungalow
- THE LAST OF THE 2 BEDROOM SEMI DETACHED BUNGALOWS ON THIS DEVELOPMENT
- Lounge, Kitchen, 2 Double Bedrooms
- High Quality German Kitchen and NEFF Appliances Included
- Choice of Bathroom/Showerroom
- Driveway
- South West Facing Garden Grounds with Woodland Outlook
- Prices from £189,995
- Reservation Fees Apply
- Area 59.6m<sup>2</sup>





**PHOTOGRAPHS (Illustration Purposes Only)**

**ELD- CASTLE GAIT**

**SITUATION – East Wemyss**

**HALLWAY** 13'0" x 7'9" approx (3.97m x 2.37m approx)

**LOUNGE** 11'2" x 14'0" approx (3.42m x 4.29m approx)

**KITCHEN** 8'1" x 10'1" approx (2.47m x 3.08m approx)

**BEDROOM 1**

10'2" x 9'1" approx (3.12m x 2.78m approx)

**BEDROOM 2** 9'1" x 9'1" approx (2.78m x 2.78m approx)

**SHOWER ROOM**

**GARDEN GROUNDS**

**DRIVEWAY**

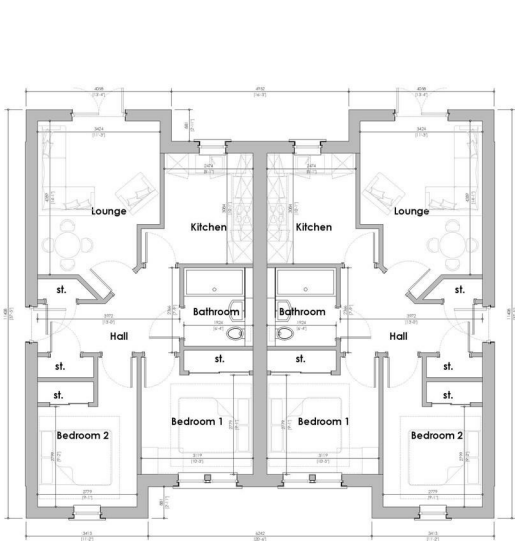
**RESERVATION FEE APPLIES**



Front Elevation

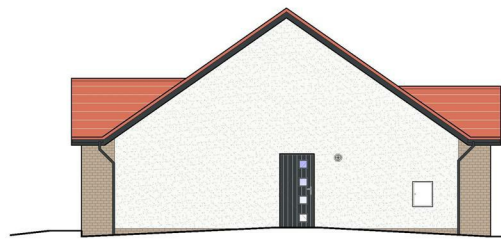


Rear Elevation

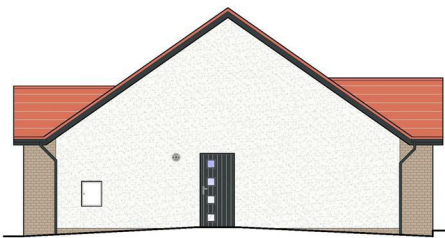


Floor Plan, Plot A  
Arch: 20.pdf

Floor Plan, Plot B  
Arch: 20.pdf



Side Elevation



Side Elevation

DATE	DESCRIPTION	BY	APP
10/1/23	Issuing Revision 1		

**EASY LIVING**  
PLANNING

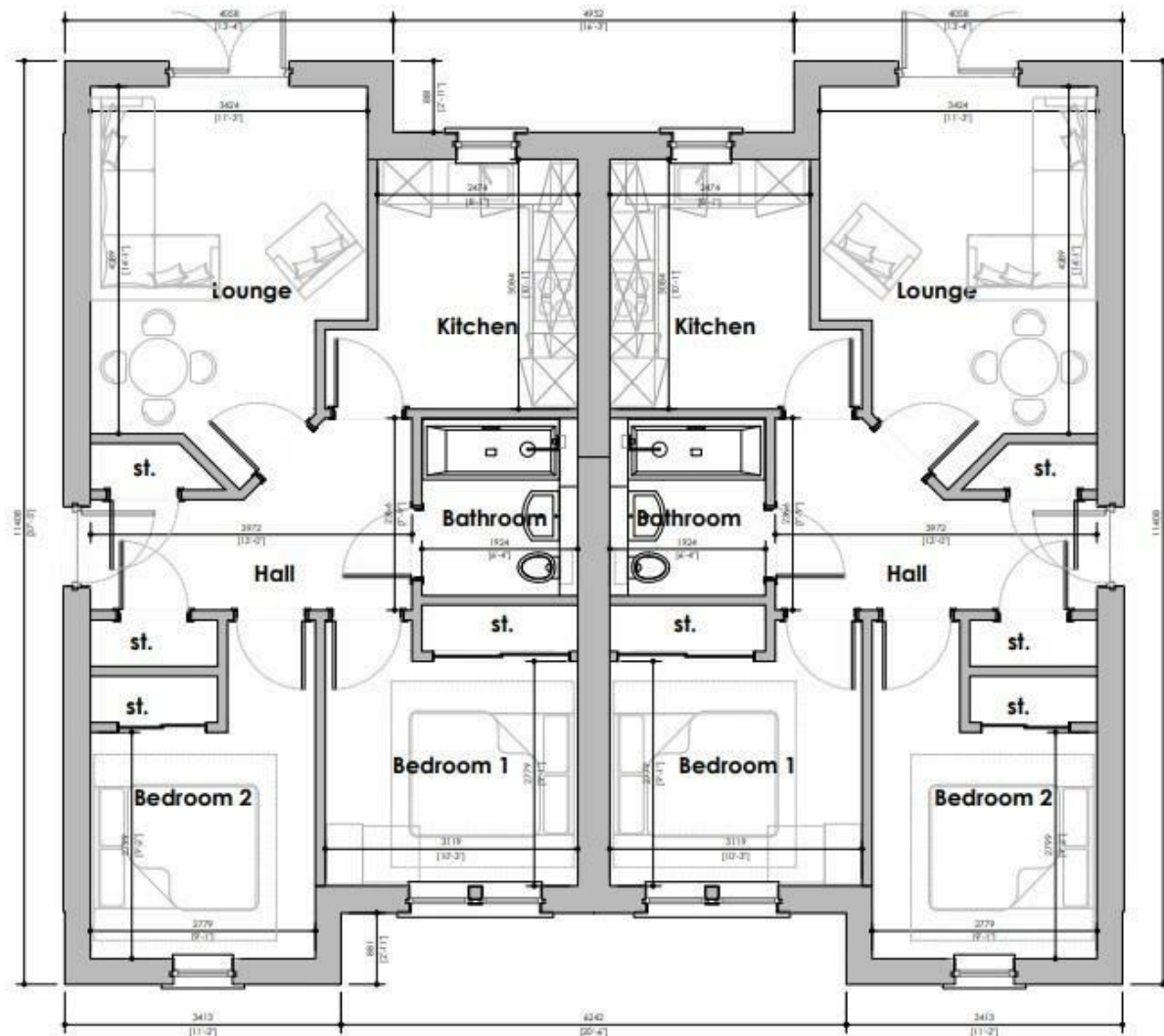
Proposed Development of  
Castle Gait, East Wemyss

COURT XI House type

PLANNING  
Floor Plan & Elevations

Drawn by:	Checked by:	Date:	Scale:
JGW		01/06/23	1:50
078	COULD	P/001	A

A1



Floor Plan, Plot A  
Area - 59.6m<sup>2</sup>

Floor Plan, Plot B  
Area - 59.6m<sup>2</sup>

## 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

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