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Contact Allan England's Team  
**01592 752 944**



, East Wemyss

**Price £549,000**

# East Wemyss

IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!  
Exceptional Quality Comes Standard!

**\*\* LAST ONE REMAINING \*\***

"ROSS" - PLOT 56 - IMPRESSIVE 5 BEDROOM, 3 PUBLIC ROOM, 3 BATH DETACHED BUNGALOW. EXCLUSIVE PLOT WITH PRIVATE GATED ENTRANCE, DOUBLE GARAGE. LUXURY FINISHES THROUGHOUT.

Allan England's team at First for Homes are proud to offer for sale this impressive 5-Bed Detached Bungalow, this prime positioned property nestled at the rear of the development within a private gated entrance. Located in a highly sought-after area of Castle Gait, East Wemyss built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home. SIZE 299.7m (includes garage)

This immaculate new build provides spacious and luxurious family living accommodation comprising entrance vestibule leading into a welcoming spacious hallway open plan lounge/kitchen with bi-fold doors leading rear garden. With its modern high specification German kitchen with feature island (with NEFF integrated appliances including oven, hob, microwave, fridge/freezer, dishwasher, space for dining room table and chairs this is the must see kitchen, separate dining room, utility and plant room. Snug Area, 5 double bedrooms with master bedroom with bi-folding doors leading to rear garden, large separate dressing room and access to luxury full bathroom master en-suite. 4 further double bedrooms, bedroom 2 with en-suite showerroom. The family bathroom has the wow factor with its spacious 4 piece family bathroom including bath and shower. Porcelanosa tiling throughout all bathrooms. With welcoming gardens large tarmac driveway. Double Garage, Air Sourced Heat Pump System. Its not to be missed

• Exclusive Stunning 5 Bedroom Detached Bungalow

Call our friendly team for further information on 01592 752944  
Situating in a prime position on the development with Private Gated Entrance

• 5 Spacious Double Bedrooms / 2 En-suites / Dressing Room

RESERVATION FEE APPLIES

PHOTOGRAPHS FOR ILLUSTRATION

• 3 Public Rooms Open Plan Lounge/Kitchen, Dining Room, Snug

PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY

• Double Garage and Driveway (option to add annexe above garage)

• Garden Grounds

• Air Sourced Heat Pump System.

• Reservation Fee Applies

• Photographs are illustration only







**ELD- CASTLE GAIT**

**PHOTOGRAPHS ON THIS LISTING ARE FOR ILLUSTRATION O**

**SIZE 299.7m2 (includes garage)**

**LOCATION/AMENITIES – East Wemyss**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**SNUG** 8'10" x 11'4" approx (2.70m x 3.46m approx)

**OPEN PLAN LOUNGE/KITCHEN**

21'9" x 31'2" approx (6.63m x 9.51m approx)

**DINING ROOM** 15'1" x 11'9" approx (4.62m x 3.60m approx)

**UTILITY** 16'1" x 9'8" approx (4.92m x 2.96m approx)

**PLANT** 5'11" x 6'11" approx (1.81m x 2.11m approx)

**VESTIBULE** 5'2" x 11'1" approx (1.60m x 3.40m approx)

**BEDROOM 1** 15'11" x 13'9" approx (4.86m x 4.21m approx)

**DRESSING ROOM**

11'6" x 8'6" approx (3.52m x 2.61m approx)

**BEDROOM 1 EN-SUITE**

11'6" x 8'8" approx (3.52m x 2.66m approx)

**BEDROOM 2** 13'5" x 13'1" approx (4.11m x 4.01m approx)

**EN-SUITE SHOWERROOM**

9'3" x 4'0" approx (2.82m x 1.23m approx)

**BEDROOM 3** 10'0" x 10'9" approx (3.05m x 3.30m approx)

**BEDROOM 4** 10'0" x 10'9" approx (3.05m x 3.30m approx)

**BEDROOM 5** 8'0" x 11'0" approx (2.45m x 3.37m approx)

**FAMILY BATHROOM**

8'0" x 11'1" approx (2.44m x 3.39m approx)

**DRIVEWAY**

**DOUBLE GARAGE (WITH OPTION TO ADD ANNEXE)**

**GARDEN GROUNDS**

**PREMIER GUARANTEE**

**DIRECTIONS**

**INFORMATION**

**REGISTER/RESERVE YOUR PLOT - CALL FIRST FOR HOMES**



Floor Plan  
 Floor Area Exc. Garage - 256.1m<sup>2</sup>  
 Floor Area Inc. Garage - 295.7m<sup>2</sup>



Proposed Development at  
 Woodlands, Marlinch

Concept 1 House type  
 PLANNING  
 Floor Plan & Elevations

Drawn by:	JWV	Checked by:		Date:	06/11/22	Scale:	1:50
Site Code:	005	Project Code:	COM-1	Drawings:	P001	Revisions:	-

## 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?

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first for aftercare

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