



Crowstep Lodge, Kinross Road, Leslie, Fife, KY6 3NE.

A character detached stone lodge house with enclosed gardens. Offers over £250,000.







Particulars of Sale

Glenrothes 3 miles, Kirkcaldy 10 miles, Kinross 11 miles, Dunfermline 17 miles, St Andrews 22 miles, Perth 27 miles, Dundee 27 miles, & Edinburgh 32 miles.

A character detached stone lodge house on the west side of Leslie with good commuter links.

Offers over £250,000.

PARTICULARS OF SALE

SITUATION

Leslie offers amenities including a primary school with a nursery, secondary schooling is Glenwood High School in Glenrothes, there are local shops for every day needs, doctor`s surgery, recreational amenities, pubs, tearooms, vets, church, golf course and local bus services.

Glenrothes is nearby and offers supermarkets, shopping centre, banks, Post Office, churches, local bus services, sports clubs and health care facilities.

The extensive amenities of Dunfermline, Kirkcaldy and Perth are accessible and include excellent shopping facilities, edge of town retailers and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

Crowstep Lodge is a character detached home on the west side of Leslie. It extends to 1,097 square feet / 102 square meters. The property has level enclosed gardens mainly in grass with driveway parking for 2-3 cars.

The accommodation includes vestibule, reception hall, a spacious lounge, a fitted breakfasting kitchen, 3 bedrooms (one with a bay window) and a bathroom. The property is in fresh decorative order and in move in condition.

There is gas central heating system, double glazing and an outside store.

The property is perfect for couples and families seeking a period home and viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

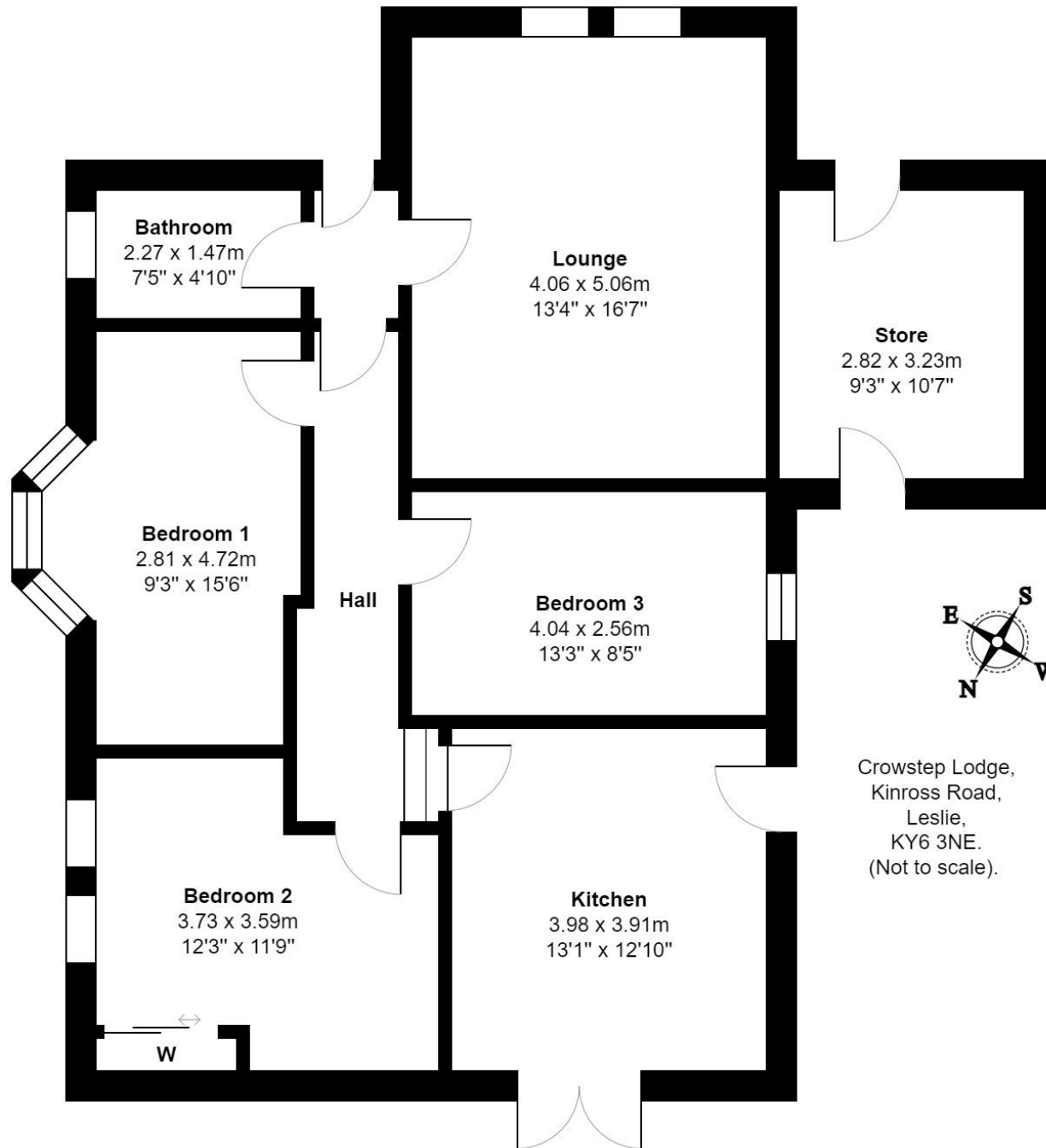
COUNCIL TAX The property is Band C.

ENERGY RATING The cottage is rated as D (66).

Particulars prepared September 2023.







Crowstep Lodge,
Kinross Road,
Leslie,
KY6 3NE.
(Not to scale).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk