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Contact Allan England's Team

01592 752 944



Walkerton Drive, Leslie

Offers over £315,000

Walkerton Drive, Leslie

Charming & Picturesque 3-Bedroom Detached Cottage built around 1850s with Garage/Workshop, Outbuilding/Large Adjoining Greenhouse, Gated Driveway & Beautifully Landscaped Gardens.

Allan England's award winning team at first for homes are proud to welcome to the market this charming 3-bed Detached Cottage situated within the Village of Leslie. The property offers bright and spacious living accommodation (approximately 113m²) comprising: entrance vestibule, hallway, rear vestibule, spacious family lounge with log burner, kitchen/ diner with French doors which open out to the driveway/garage and giving access to the stunning garden grounds. 3 generous bedrooms and 4-piece family bathroom. Oak doors, oak flooring, cornicing and decorative ceiling roses are all the charm of this cottage.

Externally, the property boasts extensive beautifully maintained garden grounds. Access is via a decorative double metal doors leading to a 6/7-car driveway, detached garage/workshop which has been partitioned internally with a store to the rear with power and lighting. Brick built Summerhouse/with adjoining greenhouse. Chicken Coop. External power points. External Lighting. 12 Solar Panels. Gas Fired Boiler.

ACCESS - Access to the property is via Mount Pleasant, Leslie. There is a gate at the bottom of Walkerton Drive leading up a stepped garden area to give access to main front of cottage, there is development potential to add driveway to this area. Path to the front is part of the Fife Pilgrim Way walk. Viewing is essential to fully appreciate all this amazing home has to offer!

HOME REPORT VALUE £325,000
EPC RATING C
COUNCIL TAX BAND E

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Leslie provides a range of local amenities including shops, restaurants and Primary School. Leslie is adjacent to Glenrothes which is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.













SITUATION - Leslie

IMPORTANT - DIRECTIONS

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

14'0" x 13'11" approx (4.28m x 4.25m approx)

KITCHEN/DINER

16'4" x 13'0" approx (4.98m x 3.96m approx)

BEDROOM 1

14'0" x 12'5" approx (4.28m x 3.80m approx)

BEDROOM 2

13'10" x 11'0" approx (4.22m x 3.37m approx)

BEDROOM 3

11'9" x 9'4" approx (3.60m x 2.87m approx)

4-PIECE FAMILY BATHROOM

8'11" x 8'7" approx (2.74m x 2.64m approx)

REAR VESTIBULE

GARAGE/WORKSHOP

SUMMERHOUSE/ADJOINING GREENHOUSE

13'10" x 10'2" approx (4.22m x 3.10m approx)

BEAUTIFUL GENEROUS GARDEN GROUNDS

INFORMATION



**Walkerton Drive, Glenrothes
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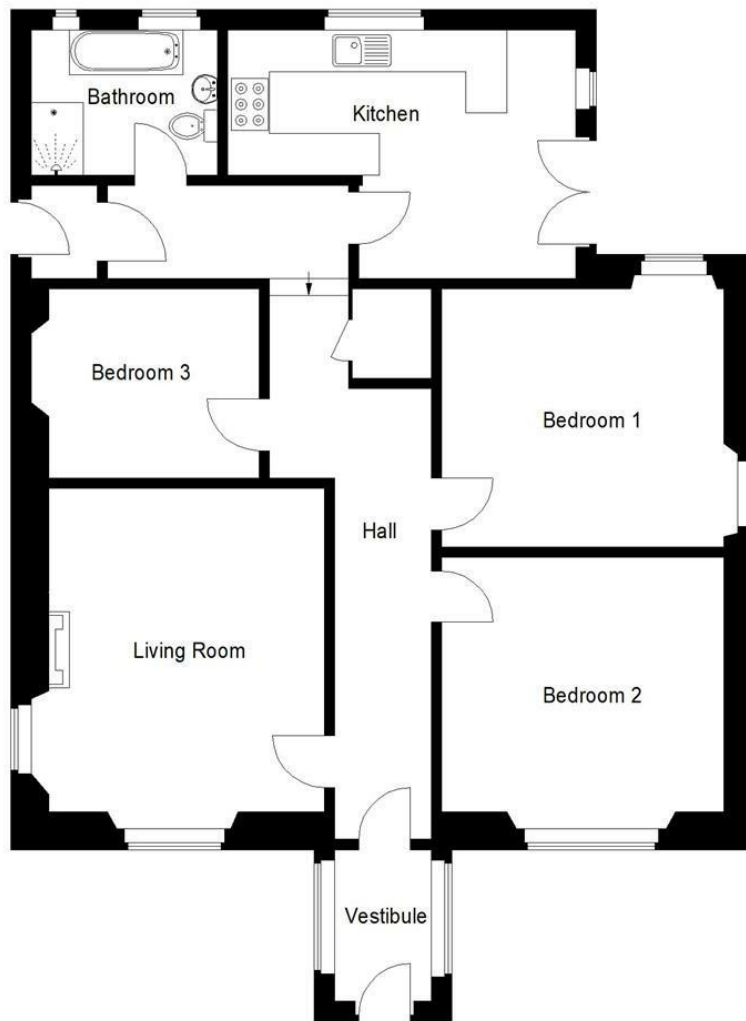


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