

# first for homes

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Contact Allan England's Team

01592 752 944



Leven Road, Windygates

**Offers over £77,000**

# Leven Road, Windygates

Bright & Modern 2-Bed Upper Apartment in the Sought-After Village of Windygates

Allan England's award-winning team at First For Homes are delighted to present to the market this bright, spacious, and beautifully presented two-bedroom upper apartment, ideally situated within the highly desirable village of Windygates.

Offering an excellent opportunity for first-time buyers, downsizers, and investors alike, this move-in-condition property is available for quick entry and boasts generous accommodation throughout. The apartment comprises a welcoming open-plan lounge/kitchen, convenient utility area, two well-proportioned bedrooms, and an extended modern bathroom. Externally, the property benefits from shared garden grounds with drying green, ample on-street parking, and the added advantage of an adjacent public car park.

Early viewing is highly recommended to fully appreciate the excellent accommodation and fantastic location on offer.

EPC Rating: D  
Council Tax Band: A  
Home Report Value: £80,000

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Windygates is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 7 miles East of Glenrothes and Kirkcaldy and has local shopping areas, schooling and recreational facilities including golf courses and leisure facilities available in nearby Leven, Glenrothes and Lundin Links. The A955 links the Town to Kirkcaldy which in turn links with the A92 to Dunfermline and Edinburgh. Benefiting from local bus services the nearest rail facility can be found at Markinch (approximately 6 miles away).





## SITUATION – Windygates

### ENTRANCE

### LOUNGE/KITCHEN

15'5" x 14'0" (approx) (4.70m x 4.27m (approx))

### UTILITY ROOM

6'6" x 5'2" (approx) (2.00m x 1.58m (approx))

### BATHROOM

8'6" x 6'8" (approx) (2.60m x 2.05m (approx))

### BEDROOM 1

13'10" x 8'3" (approx) (4.23m x 2.52m (approx))

### BEDROOM 2

13'10" x 7'0" (approx) (4.23m x 2.14m (approx))

### SHARED GARDEN GROUNDS

### ON STREET PARKING

### INFORMATION



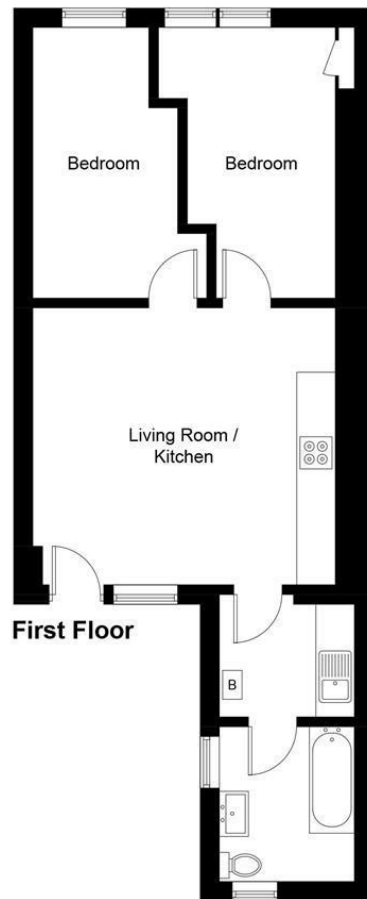


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306324)

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## 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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**first for aftercare**

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