



MEADOW ROAD LEUCHARS | OFFERS OVER £89,500
0800 999 1565
www.AMAZINGRESULTS.com





MEADOW ROAD

LEUCHARS

£89,500

Set within the lovely Rosebank Park Homes development on the edge of Leuchars, this delightful 2 bedroom Detached Park Home presents an excellent opportunity for those seeking a tranquil lifestyle. Spanning 775 square feet, the property comes well-presented with modern fixtures and fittings and a palette of neutral décor throughout.

This two-bedroom, two-bathroom all-on-the-level accommodation offers an ideal home and location to start the next chapter of life, within walking distance of amenities in Leuchars and within easy reach of the surrounding towns, villages and the coast.

This park home is situated in a friendly community designed for the over 50s, making it an ideal choice for those looking to embrace a new lifestyle in a peaceful setting. With all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances included in the sale, this property is ready for you to move-in and make it your own.

DESCRIPTION

The accommodation comprises; bright and spacious L-shaped lounge/dining room with feature fireplace, perfect for relaxation or entertaining guests, master bedroom with en-suite wet room, further double bedroom with walk-in wardrobe, fully fitted kitchen complete with built-in appliances, modern shower room with wash hand basin, bath and WC, the spacious entrance vestibule and reception hall has good-sized storage. The property further benefits from gas central heating and double glazing.

Externally there is a patio garden to the rear, shed and driveway. A beautifully maintained property which is not to be missed. Viewing is highly recommended!

LOCATION

The property enjoys a peaceful location within this desirable Park Home setting enjoying private parking and sunny gardens to the front side and rear.

Leuchars itself offers a range of amenities, including shops, a primary school and excellent transport links across Fife, all within easy reach. There are frequent buses to Dundee and St Andrews, as well as the mainline railway station within walking distance from the property. Leuchars also offers some lovely countryside and coastal walks, situated close to Tenstmuir forest and beach, whilst St Andrews, the home of golf is just a 10 minute drive away.

KEY FEATURES

- * Detached Park Home In Leuchars
- * Entrance Vestibule & Reception Hall
- * Spacious living room & Dining Area
- * Fitted Kitchen (Built-In Appliances)
- * Principal Bedroom With Built-In Bedroom Furniture
- * En-Suite Wet Room
- * Second Double Bedroom
- * Modern Shower Room
- * Lovely Low-Maintenance Gardens
- * Private Driveway
- * Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances are included in the sale.

GARDEN GROUNDS

The property benefits from a low-maintenance private garden area, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, a private driveway provides parking for one vehicle, enhancing convenience.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01334 500 800.

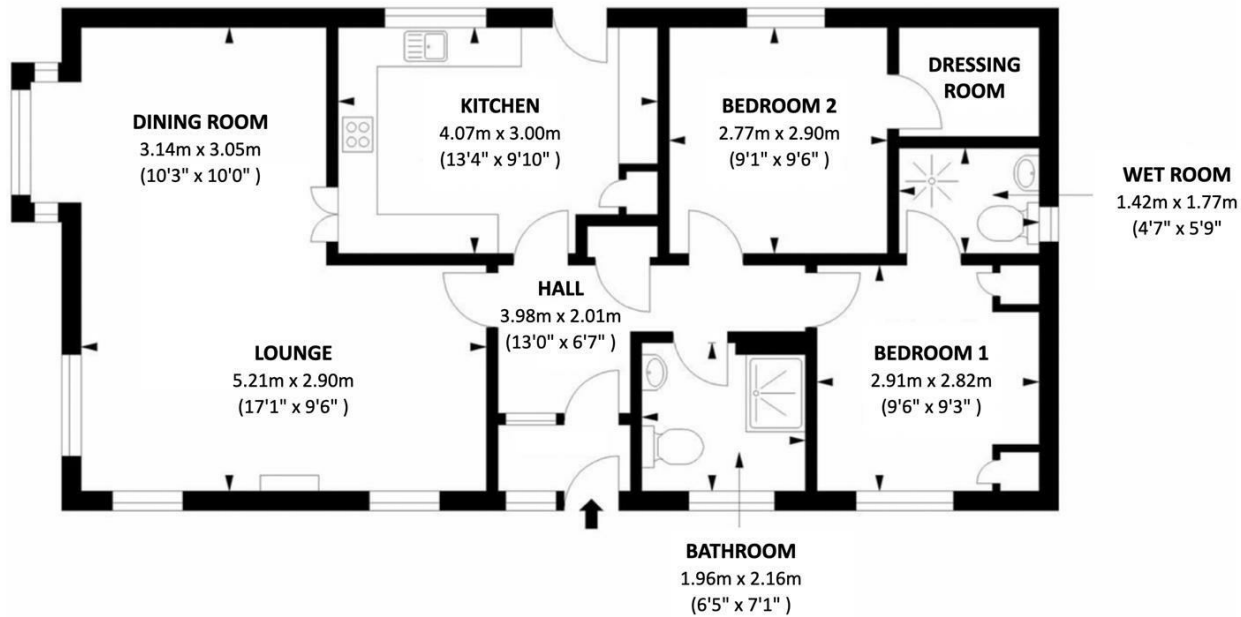
WHAT'S YOUR HOME WORTH?

Find out your home's value from your local Professional Estate Agent, Colin Jenkins. Expert advice and free property valuation. 01334 500 800. www.AMAZINGRESULTS.com.

*Award-Winning Estate Agents with over 130+ Google 5-Star customer reviews. *We're open until 8pm, 7 days a week when other Agents are closed! *We've helped thousands of people find their dream home, so whatever your reason for moving, we're here to guide you every step of the way.

AMAZING SERVICE. AMAZING RESULTS!™





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



rightmove Zoopla

s1homes.com PrimeLocation.com

www.AMAZINGRESULTS.com

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.