



SEMI-DETACHED VILLA ON CORNER PLOT

BRIGHT & SPACIOUS LIVING ROOM

OPEN PLAN KITCHEN/DINING AREA

FAMILY BATHROOM

THREE DOUBLE BEDROOMS

PRIVATE FRONT/SIDE & REAR GARDEN

DRIVEWAY & SINGLE GARAGE

NEEDS SOME MODERNISATION



14 Windy Hill Avenue
Kincardine, FK10 4QN

FIXED PRICE
£219,995

Entrance

Entrance to the property is gained via fully glazed aluminium doors leading to the entrance vestibule.

Entrance Vestibule 8' 8" x 3' 7" (2.64m x 1.09m)

The vestibule has an additional full-length window overlooking the side and provides access to the entrance hallway.

Entrance Hallway

The bright entrance hallway is fully carpeted and has a large full-length window overlooking the front of the property. The hallway has a built-in storage cupboard housing the electrics. The hallway provides access to the family bathroom, dining/kitchen area, the living room and the third bedroom.

Family Bathroom 6' 6" x 6' 7" (1.98m x 2.01m)

The family bathroom has carpeted flooring throughout and partially tiled walls. It has an opaque window overlooking the side. The bathroom is equipped with a W.C., a bath, and a sink.

Open Plan Kitchen/Dining Area 17' 5" x 14' 4" (5.30m x 4.37m)

The spacious dining area is carpeted throughout and features a large window offering views of the rear garden. The dining area leads into the kitchen, which is fully laminated and is fitted with cream wall and base units and cream marble-effect worktops. The kitchen offers ample space for appliances such as a washing machine, dishwasher, oven/hob and fridge freezer. The kitchen benefits from a built-in cupboard housing the boiler and a large window overlooking the side of the property.

Living Room 14' 8" x 12' 6" (4.47m x 3.81m)

The bright and spacious living room is fully carpeted throughout, with a large window overlooking the front of the property. The living room features a gas fireplace on a black tiled hearth with a brick backing and wooden mantel.

Bedroom Three (Downstairs) 10' 10" x 12' 6" (3.30m x 3.81m)

Bedroom three is fully carpeted throughout and provides access to the rear garden via patio doors.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 360.

Upper Hallway

The upper hallway is fully carpeted throughout, provides access to the loft, and has a large, walk-in, built-in storage cupboard.

Bedroom Two 10' 3" x 12' 3" (3.12m x 3.73m)

The second bedroom is fully carpeted and has a large window overlooking the side of the property. It benefits from having a built-in cupboard for additional storage.

Principal Bedroom 14' 9" x 16' 3" (4.49m x 4.95m)

The principal bedroom is fully carpeted throughout, with a large window overlooking the front of the property. This room benefits from having two built-in storage cupboards.

Gardens

The property benefits from a private front garden comprising of a lawn area, and a paved path that leads to the front entrance, and around the side of the property. To the side of the property is a large lawn area. The paved path continues to the back, giving access to the rear garden. The rear garden comprises of a small patio area and a lawn area. The rear garden benefits from having a concrete shed. Access to the garden can also be gained via the rear door in the kitchen and the patio doors in the downstairs bedroom.

Driveway & Garage

The property benefits from having a driveway and a single garage.

Heating & Glazing

This property benefits from gas central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures, fittings, carpets, floor coverings, lights, light fittings, Blinds, curtains, curtain poles, and the concrete shed in the rear garden.

Home Report

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