



Kildonan Kennoway Road, Windygates, Leven, KY8 5BX

Offers Over £140,000



SPACIOUS 2 Bedroom Mid Terraced Villa situated on an ELEVATED PLOT with views towards the Firth of Forth and POTENTIAL TO ADD OFF STREET PARKING. Short drive to Levens town centre, The Fife Coastal Path, beach and Train Station coming Spring 2024 ideal for commuting. Accommodation: Sun porch, Hall, sitting room, breakfasting kitchen, 2 double bedrooms, box room, lower shower room and an upper bathroom. DG. GCH. Gardens. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Windygates itself is equipped with all local amenities including, a shop/post office, florist, beauty therapist, chiropractor/sports physiotherapist, restaurant and bar. Primary education is served locally and secondary at nearby Levenmouth Academy. Ideally located within close commuting distance of Glenrothes, Leven, Kennoway, Cupar and beyond including a good local bus service. Markinch railway station is less than 4 miles away which has the mainline rail links to Edinburgh, Dundee and Aberdeen. Recreationally there are plenty local walking/running routes including a route specifically for horses. Leven, less than 3 miles away has the main shopping facilities including the local leisure centre with a swimming pool and gymnasium, a links open qualifying golf course, beach and the stunning Fife Coastal Path.

DIRECTIONS

Please contact agent for further information.

SUN PORCH

8'7" x 6'3" (2.62m x 1.91m)

Bright porch with wrap around double-glazed windows with views across the woodland towards the Firth of Forth. Radiator. Carpeted. Opaque glazed timber door leading into the hall.

HALL

Carpeted stairs with timber balustrade leading to the upper landing. Walk-in cupboard provides shelving/storage space. Wall mounted alarm system. Double-glazed window to the rear. Dado rail. Radiator. Carpeted.

SITTING ROOM

18'9" x 12'3" (5.72m x 3.75m)

Bright sitting room with double-glazed window to the front. Feature timber fireplace with living flame gas fire and a marble hearth. Ornate cornicing. Radiator. Carpeted.

BREAKFASTING KITCHEN

11'8" x 7'11" (3.57m x 2.42m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, extractor fan above, oven below and fridge/freezer. Space for freestanding appliances and dining furniture. Double-glazed window to the rear overlooking the garden. Fully tiled. Radiator. Tiled flooring. Doorway to the rear hall with opaque double-glazed timber door providing access to the rear garden. Sliding door leads to the shower room.

SHOWER ROOM

6'10" x 2'7" (2.10m x 0.81m)

2-piece suite comprising: W.C and shower enclosure with pivot door and thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Tiled flooring.

BEDROOM 1

11'9" x 11'6" (3.60m x 3.51m)

Spacious double bedroom currently utilised as a lounge with double-glazed window to the front. Gas fire set in a timber surround. Cornicing. Radiator. Carpeted.

UPPER LANDING

Walk-in cupboard with potential to convert into a home office with provision for light. Dado rail. Carpeted.

BOX ROOM

8'6" x 6'11" (2.61m x 2.13m)

Currently utilised as a storage room with fixed shelving. Wall mounted gas central heating condensing combi boiler. Double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 2

14'9" x 11'9" (4.51m x 3.60m)

Additional double bedroom with double-glazed windows to the front and rear with views towards Leven and the Firth of Forth. Doorway leads to a vast storage space with potential to convert into a dressing area. Coving. Radiator. Carpeted.

BATHROOM

8'11" x 7'6" (2.74m x 2.30m)

4-piece suite comprising: W.C, wash hand basin, bidet and spa style corner bath. Opaque double-glazed window to the rear. Fully tiled. Coving. Radiator. Parquet flooring.

GARDEN

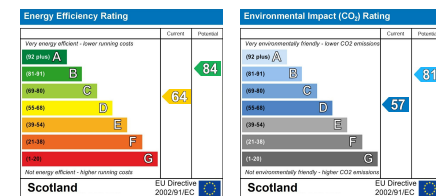
To the front of the property is an elevated garden with borders containing established plants and shrubs. The enclosed rear garden is mainly low maintenance laid with paving and borders containing an array of plants, shrubs and trees. Patio area ideal for garden furniture to relax and enjoy time in the sun. The greenhouse is ideal for any keen gardener to pot up plants and veg for the garden. Timber Shed with provision for light and power. Summer house provides a sheltered spot in the garden again with provision for light and power. To the far end of the garden there is potential to remove a wall allowing you to create an area for off street parking, subject to relevant permission.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.