

2 Fernlea Drive

WINDYGATES, LEVEN, KY8 5FB



WONDERFUL FIVE BEDROOM EXECUTIVE VILLA
IN THE VILLAGE OF WINDYGATES



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2 Fernlea drive is an exceptional family home, designed and completed to an exacting standard of specification with many additions. The entrance hall is a welcoming space with stairs leading to the upper level. The lounge is a good size and is quietly situated to the front with large windows flooding the room with natural light and an attractive garden view.

The large open plan kitchen/dining/family area at the back of the house leads onto the garden by French doors providing an ideal social space for families or entertaining. The family kitchen is of good proportion and features a range of stylish floor and wall mounted units complete with concealed lighting and splash-back tiling and space for informal dining at the breakfast table. There is a handy utility room with access to the gardens and a WC. Also located on this level is a second reception room.



DINING ROOM & KITCHEN





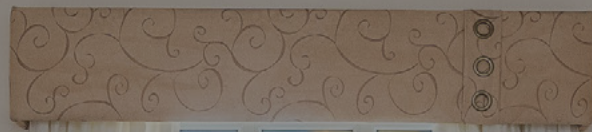


The image shows a bright, airy conservatory with light-colored walls and a white ceiling. A modern ceiling fan with five dark blades is mounted on the ceiling. The floor is covered in wide-plank wood-look laminate flooring. On the right, there is a large set of white-framed glass doors with a gold handle, leading to a paved patio area with a red fence in the background. To the left of the doors is a large window with a white frame and a white radiator underneath it. In the background, an arched doorway leads into a dining room where a wooden dining table and chairs are visible. The word "CONSERVATORY" is written in white, bold, sans-serif capital letters across the center of the image.

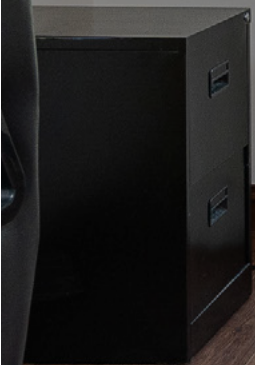
CONSERVATORY







SITTING ROOM





A photograph of a bedroom with a bed, a bedside table, and an en-suite bathroom. The room has light-colored walls and a white ceiling. A black cylindrical pendant light hangs from the ceiling. The bed is covered with a grey duvet featuring a white and yellow abstract pattern. A wooden bedside table holds a lamp and a smartphone. A large wooden-framed doorway leads to an en-suite bathroom with a glass shower door and a toilet.

BEDROOM 5 & EN-SUITE





Journey to the upper level and you will discover four good sized bedrooms, all bedrooms have fitted wardrobes with the master benefiting from a fully tiled en suite shower room. The modern family bathroom with stylish tiling completes the accommodation on offer.

The gardens to front and rear are mainly laid to lawn. The rear gardens are well stocked and fully enclosed ensuring a child and pet safe environment. A double driveway provides ample parking and gives access to the double garage.

The property further benefits from a gas fired central heating system and double glazing and there is a double garage with a separate up and over door and the tarmac driveway provides ample off-street parking.




THE LOUNGE







A photograph of a master bedroom with a large bed, a window with curtains, and a chandelier. The text "MASTER BEDROOM & EN-SUITE" is overlaid in the center.

MASTER BEDROOM & EN-SUITE











Bedroom 2





Bedroom 3

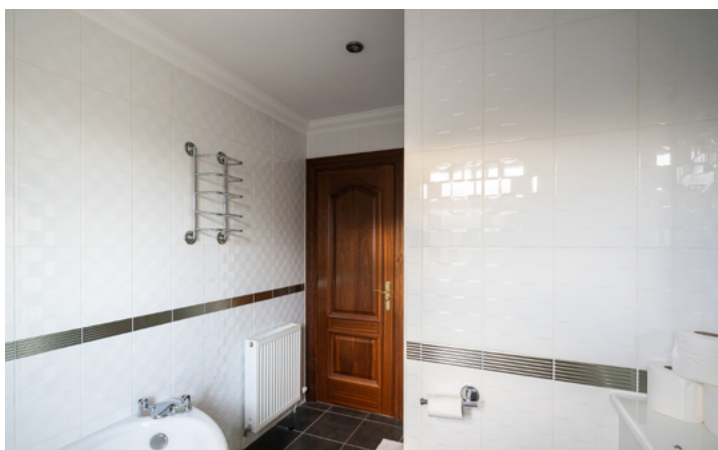




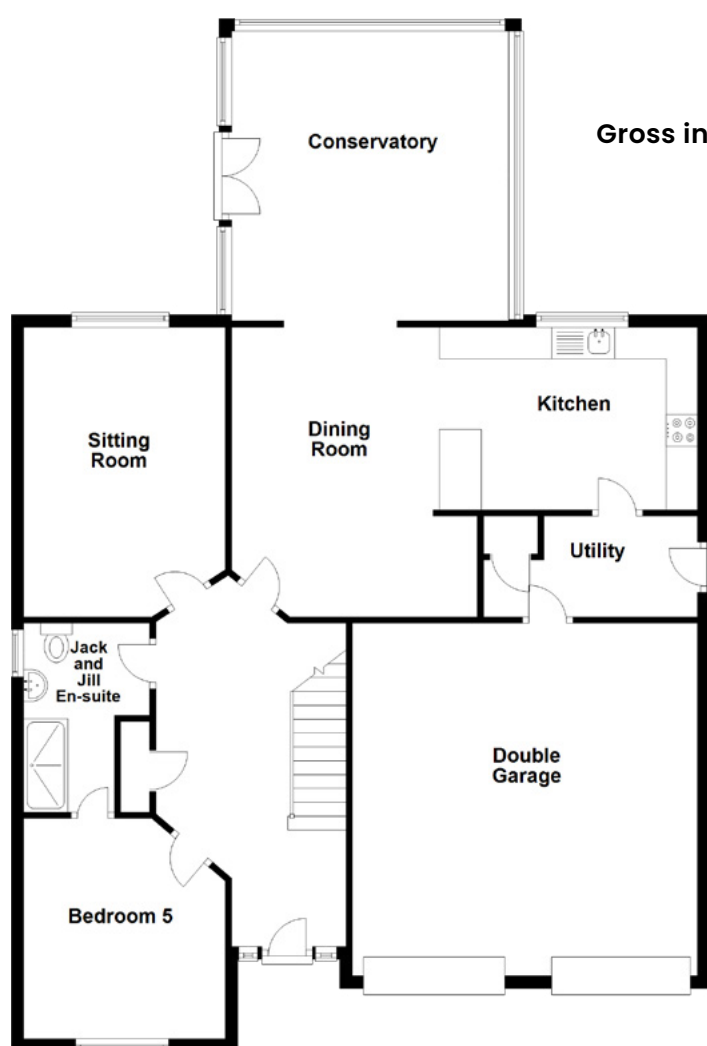
Bedroom 4



The Bathroom

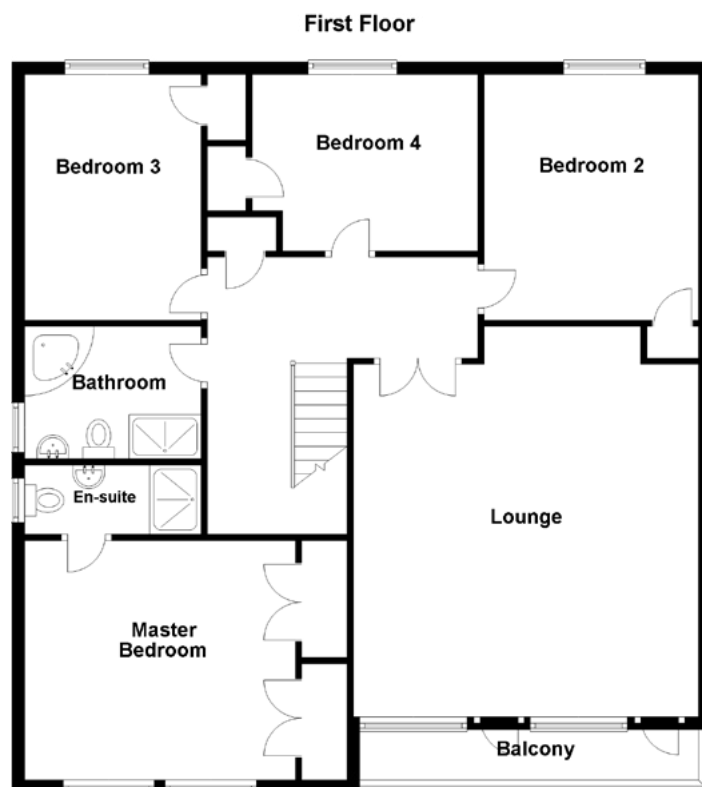






Gross internal floor area (m²): 242m²

EPC Rating: C



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Sitting Room	4.60m (15'1") x 3.20m (10'6")
Dining Room	4.60m (15'1") x 3.90m (12'10")
Kitchen	4.10m (13'5") x 2.90m (9'6")
Conservatory	4.60m (15'1") x 4.40m (14'5")
Utility	3.40m (11'2") x 1.70m (5'7")
Bedroom 5	3.50m (11'6") x 3.20m (10'6")
Jack and Jill En-suite	3.00m (9'10") x 2.00m (6'7")
Double Garage	5.60m (18'4") x 5.60m (18'4")

FIRST FLOOR

Lounge	6.70m (22') x 5.48m (18')
Master Bedroom	4.30m (14'1") x 3.80m (12'6")
En-suite	2.80m (9'2") x 1.10m (3'7")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")
Bedroom 3	3.90m (12'10") x 2.80m (9'2")
Bedroom 4	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 2.10m (6'11")



Double Garage







The village of Windygate is delightful and situated in Fife to the north of the River Leven between Markinch and the town of Leven. It is situated at the junction of the A911, A915 and A916 and is located close to the twin Fife towns of Kirkcaldy and Glenrothes, and only five minutes drive away from the world famous East Neuk of Fife and Largo Bay.

Windygate was once an important staging post on the coach route linking north and central Fife with the Pettycur Ferry across the River Forth. Whilst it is still a major road junction the centre of the Village is now by-passed by a single carriage A-road. Within the village there is everything to satisfy all normal daily requirements but should a more specialised shopping trip be required it is a simple matter to travel into Kirkcaldy for a great deal more on offer.

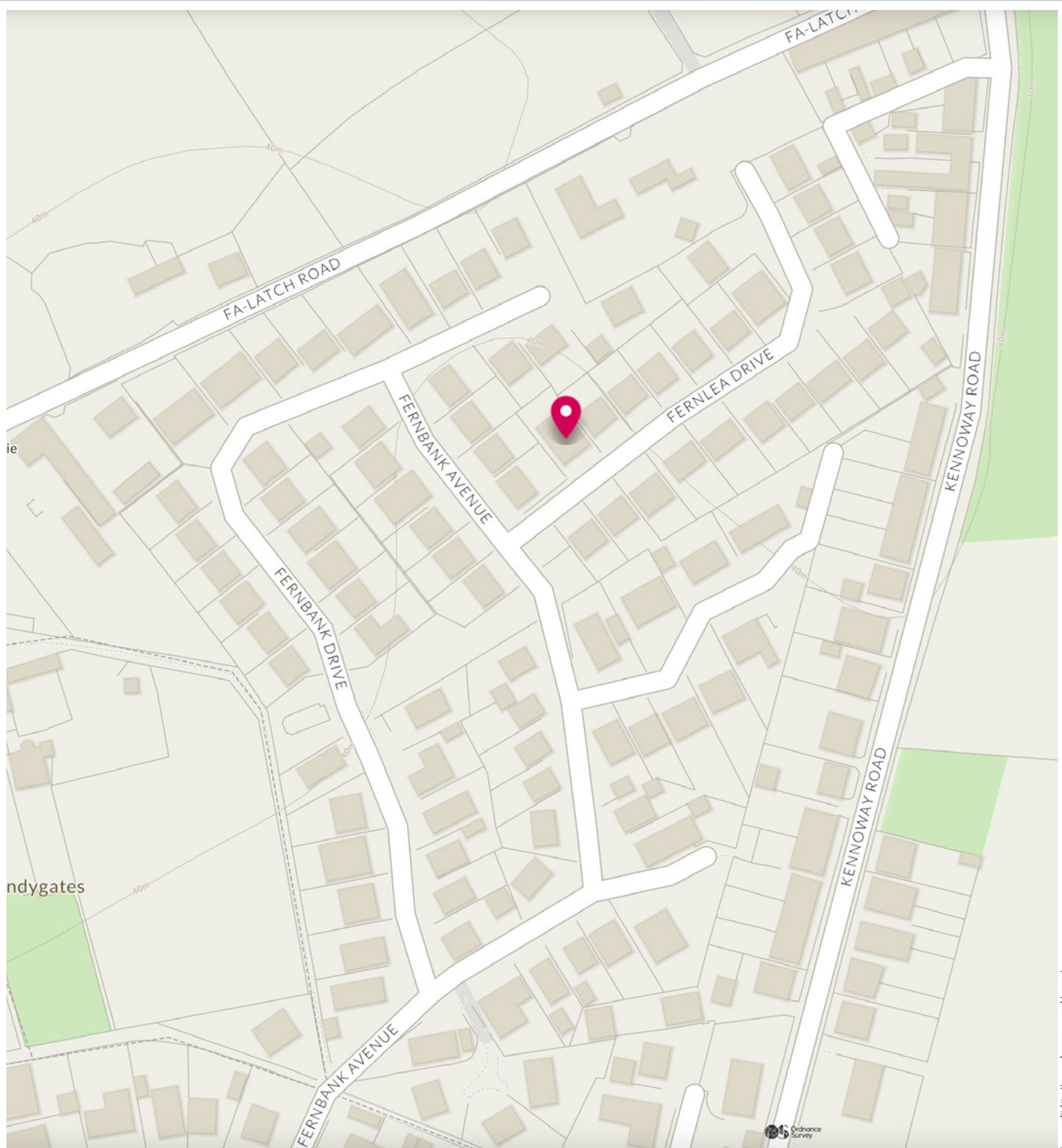


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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