




McEwan Fraser Legal
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12 Henderson Park

WINDYGATES, LEVEN, FIFE, KY8 5DJ

WINDYGATES, LEVEN

The village of Windygates 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. Windygates 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.

LEVEN



12

HENDERSON PARK

Part exchange is available for this upper cottage flat set in a popular, well-established, residential area of Windygates. The accommodation is ready to use and has no onward chain making it Ideal for first-time buyer, downsizers and investors alike. The kitchen is modern with floor and wall mounted units complimented by contrasting worktops and tiled backsplash. There is ample room for a small table and chairs. The lounge is spacious with a window to the front. Bedroom two is accessed from the lounge. Bedroom one is a bright, airy room and both bedrooms have windows to the back of the house. The bathroom offers a bath with shower over bath and a glazed screen, vanity wash hand basin and toilet.

Externally, there is a garden to the rear of the property, well bounded by wooden fencing.

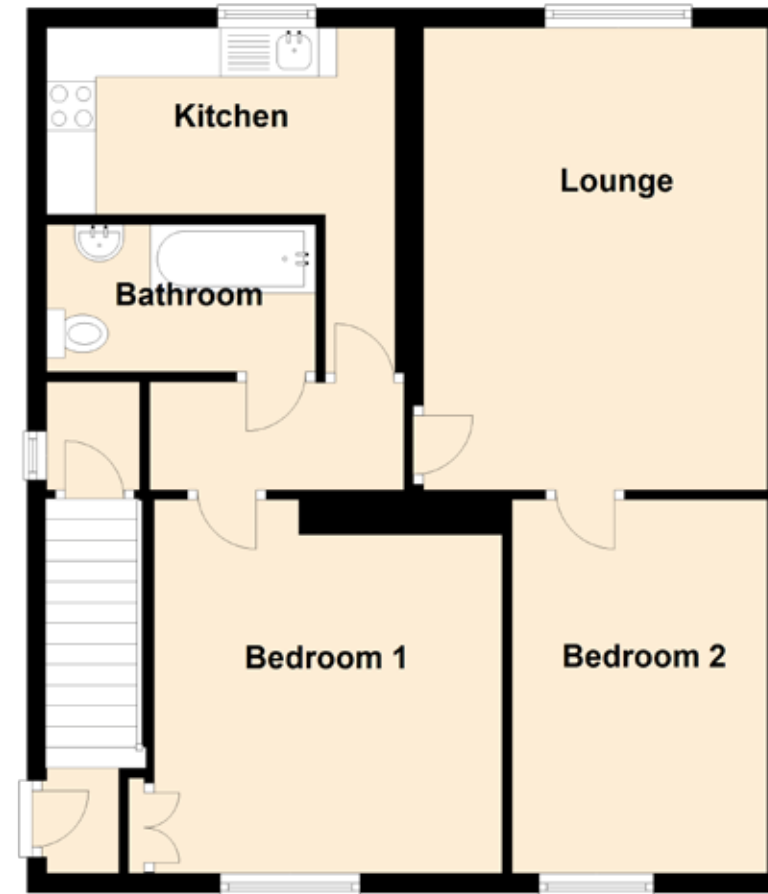
TWO BEDROOM
UPPER COTTAGE
FLAT WITH GARDEN.





WELL-
ESTABLISHED
RESIDENTIAL
AREA.

SPECIFICATIONS FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 2.00m (6'7")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.73m (9') x 1.50m (4'11")

Gross internal floor area (m2): 65m² | EPC Rating: C

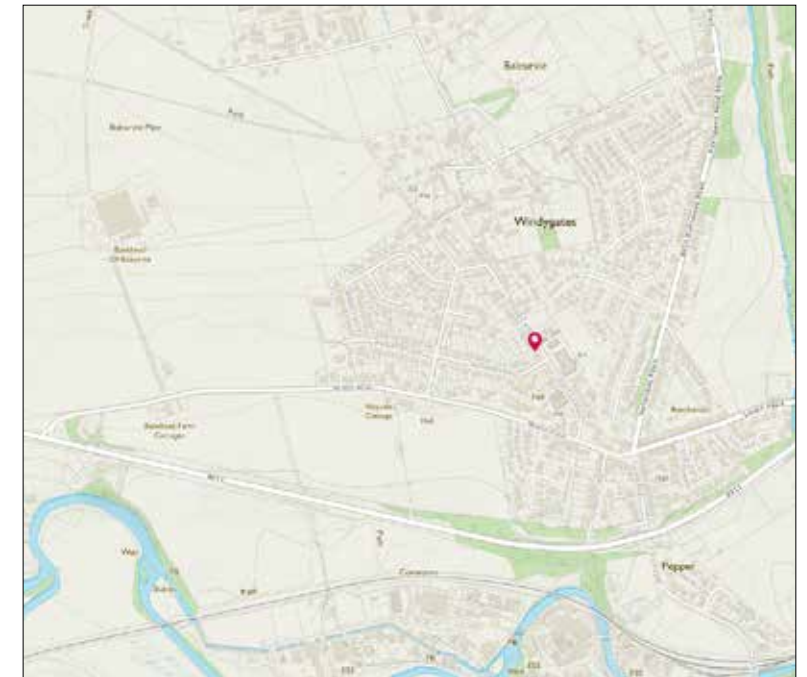


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Part
Exchange
Available

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