




McEwan Fraser Legal
 Solicitors & Estate Agents
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Roraima
 NEW GILSTON, LEVEN, FIFE, KY8 5TF

NEW GILSTON

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New Gilston is a small rural village with open outlook over agricultural land and the surrounding countryside to the coast and over the water to Edinburgh.

The village is centrally situated so day to day amenities are available in either Cupar or Leven and more comprehensive facilities including shopping are nearby in St Andrews, Glenrothes and Kirkcaldy. The highly regarded Peat Inn restaurant is some two miles distant. Train stations for the commuter are easily reached at either Markinch or Kirkcaldy or Cupar.

Approximate distances;	
Peat Inn	2 miles
Largo Ward	3.7 miles
Upper Largo	4 miles
Lundin Links	4.4 miles
Ceres	3.4 miles
Leven	7.5 miles
Cupar	8.5 miles
St Andrews	8.5 miles



RORAIMA

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McEwan Fraser Legal is delighted to present this four-bedroom detached house, a spacious and beautifully presented executive detached villa in the sought after location of New Gilston.

This superb property boasts four bedrooms, a beautiful lounge and a separate dining room with a stunning kitchen/family room.

Entered via the impressive hallway with access to all apartments the ground floor accommodation flows well and is ideal for modern family living. The lounge is located to the front of the property with large window flooding the room with light. The open-plan kitchen is an area that could be used either as an informal dining area or as a family room which is flooded with natural light and overlooks the rear garden. Off the kitchen is a well-equipped utility room with a large store and external access. The large dining room is of generous size and has ample space for a table and ten chairs. Bedroom four is located off the dining area.

To the opposite side of the house, there are three double bedrooms and a well-designed family bathroom.

Externally the property is surrounded by well-maintained gardens offering so much privacy from the mature gardens.

There is ample off-street parking provision for several vehicles in addition to a large detached double garage with access to the main house.

This is a must-see to appreciate the accommodation on offer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

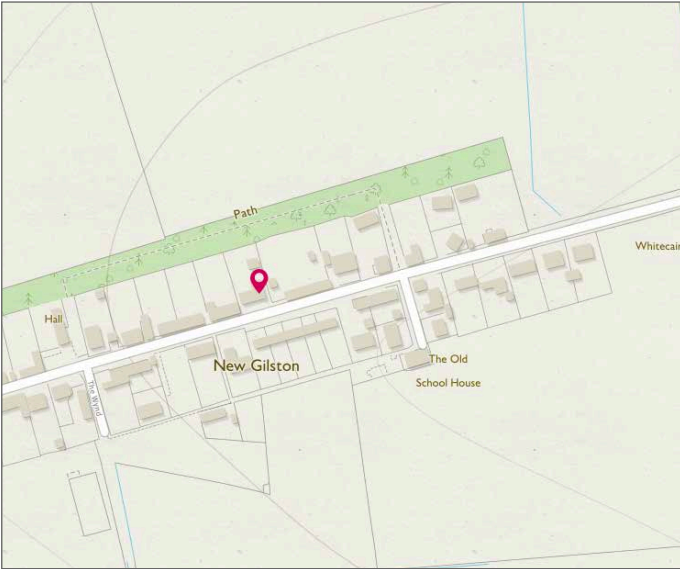


Approximate Dimensions (Taken from the widest point)

Lounge	6.51m (21'4") x 4.82m (15'10")
Dining Room	6.57m (21'7") x 3.04m (10')
Kitchen	5.86m (19'3") x 3.78m (12'5")
Utility	2.66m (8'9") x 2.00m (6'7")
Bedroom 1	3.84m (12'7") x 3.50m (11'6")
Dressing Area	3.50m (11'6") x 2.54m (8'4")
Bedroom 2	2.85m (9'4") x 2.67m (8'9")
Bedroom 3	4.22m (13'10") x 2.56m (8'5")
Bedroom 4	3.87m (12'8") x 2.66m (8'9")
Bathroom	2.72m (8'11") x 2.56m (8'5")
WC	1.85m (6'1") x 1.07m (3'6")

Gross internal floor area (m²): 160m² | EPC Rating: F

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



“... A SPACIOUS AND BEAUTIFULLY PRESENTED EXECUTIVE DETACHED VILLA IN THE SOUGHT AFTER LOCATION OF NEW GILSTON ...”





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Part
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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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