



Solicitors & Estate Agents

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## 16 Fernlea Drive

WINDYGATES, LEVEN, KY8 5FB



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.









We are delighted to bring this lovely, four-bedroom, detached villa to the market in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links and being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light. The open planned modern kitchen/family room has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces and access to the utility room. The dining room is located to the rear of the property. The garage has been sympathetically reconfigured to give you a further room that can be used as an office or snug for the kids. A guest cloakroom completes the accommodation on the ground floor.







Upstairs there are four good size bedrooms, the master with a walk-in wardrobe and an en-suite shower room. The large family bathroom is located on the upper level and consist of a white three-piece suite. The comfortable home has gas central heating and double glazing.

Externally, the back garden is beautifully landscaped and secure by fencing, perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A large garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

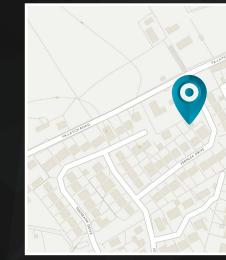








## THE DETAILS



Approximate Dimensions (Taken from the widest point)

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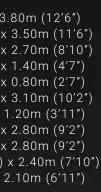
Bathr

en/Diner	5.80m (19') x 3
je	5.40m (17'9") x
om 5	3.20m (10'6") x
	2.70m (8'10") x
	2.10m (6'11") x
om 1	4.00m (13'1") x
ite	2.80m (9'2") x
om 2	4.40m (14'5") x
om 3	5.40m (17'9") x
om 4	3.30m (10'10")
oom	2.30m (7'7") x 2

Gross internal floor area (m<sup>2</sup>): 178m<sup>2</sup> EPC Rating: C









Walk





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