

SOLICITORS & ESTATE AGENTS

**FT & DC
WALLACE**

**12 Bridgend Gardens
Windygates**

Offers Around £139,000

REDUCED PRICE



FORTH HOUSE, FORTH STREET, LEVEN, FIFE KY8 4PW tel: 01333-423804 fax: 01333-428360 DX: 560873 LEVEN

e-mail: email@ft-dc-wallace.co.uk **web site:** www.ft-dc-wallace.co.uk

Partners: David M. Ritchie LLB (hons) D. Gordon Wood LLB (hons)

Consultant: Michael F. Wallace MALLB

Licensed by the Law Society of Scotland to conduct incidental Financial Business

General Description

Detached dwellinghouse situated in a quiet, desirable location. GCH. Double glazed throughout. The property comprises lounge, dining kitchen, family bathroom, three bedrooms (including master bedroom with en-suite shower-room). Offering off-street parking for 3-4 cars and a single garage with power point. Large, easily maintained garden to the rear of the house.

Lounge

4.93m x 3.89m (16'2" x 12'9")

Good-sized room offering good living space. Carpeted throughout with double and single radiator.

Kitchen

4.53m x 3.13m (14'10" x 10'2")

Accessed from the lounge by way of glass-panelled double doors or from the driveway via timber and part-glazed door, the kitchen contains fitted units at high and low level and a display cabinet. Electric oven, gas hob and extractor canopy. Breakfast bar and plenty of space for dining table and chairs. Large window looking out onto fields and another window looking out onto driveway providing plenty of natural light. Vinyl flooring and fully tiled.

Hall

'L' shaped hall containing two walk-in cupboards and radiator. One housing the central heating boiler and the other shelved for storage. The bedrooms and family bathroom lead off from the hall.

Bathroom

2.0m x 1.68m (6'6" x 5'7")

Family bathroom with soft pink 3-piece bathroom suite consisting of w.c., bath and sink. Frosted window. Vinyl flooring. Single radiator. Fully tiled in complementing pink tiles.

Bedroom 1

(Master with en-suite)

4.22m x 2.88m (13'11" x 9'5")

Spacious double bedroom with two fitted wardrobes with mirrored, sliding doors. Views to rear garden. Double radiator. Carpeted. Leading to en-suite shower-room comprising soft peach w.c., sink and separate enclosed shower. Fully tiled throughout. Vinyl flooring.

Bedroom 2

3.01m x 3.10m (9'10" x 10'2")

Good-sized double bedroom with fitted double wardrobes with mirrored sliding doors. Double radiator. Window with view to the rear of the property.

Bedroom 3

2.62m x 2.58m (8'7" x 8'5")

Double bedroom with window to side of house. Radiator. Carpeted.

Exterior

The property benefits from a single garage with power point. The large, rear garden is easily maintained and full of scope. Half laid out to slabs and the other half part chipped and part bedding areas containing mature shrubs. There is a path leading from the rear garden area to the front garden with a gate at either end. Low maintenance area to the front of house. Chipped driveway to side of house providing off-street parking for 3-4 cars leading to garage.

Extras

The carpets, curtains and blinds throughout together with the oven, hob and extractor are included in the sale.

Council Tax

The property is in Council Tax Band E for the year 2008/2009.

Viewing

Please contact FT & DC Wallace to arrange a viewing. Tel: 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.