

**SOLICITORS - ESTATE AGENTS**

**FT & DC  
WALLACE**

**5 Durie Place  
Balcurvie  
Windygates  
Offers Over £69,000**



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

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Consultant: Michael F. Wallace MALLB

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

## General Description

End-terraced, two bedroom bungalow in the popular residential area of Balcurvie, Windygates. The property has double glazing throughout and gas central heating.

Windygates has several local shops, a hotel, pub, Primary School, etc., with nearby Leven providing further local amenities. Ideally located for easy access to the major towns of Fife and beyond, with railway stations at Kirkcaldy and Markinch and bus stations at Leven and Glenrothes.

The property is entered via an aluminium double glazed door into a spacious "L" shaped hall providing access to lounge, kitchen, bathroom, and both bedrooms. The hall is carpeted and has an airing cupboard, a cloak cupboard (housing the electricity meter) and a further double width, shelved cupboard for extra storage. Access to attic space can be gained from the hall. Radiator.

### Lounge **5.70 x 3.97m (18'7" x 13')**

Spacious, double aspect lounge with windows to front and rear of the property. Fitted carpets. Electric fire with wooden surround in simulated stone fireplace with tiled hearth. Two radiators.

### Bathroom **1.97 x 1.72m (6'5" x 5'7")**

Attractive bathroom with three-piece white bathroom suite consisting of bath, w.c. and wash hand basin. Tiled flooring. Matching wall tiles to mid level with decorative border tile. Chrome wall-ladder style radiator. Window to front of property.

### Kitchen **3.39 x 3m (11'1" x 9'9")**

Good size kitchen with dark oak units and drawers. Decorative leaded glass feature on two double cupboards for display purposes. Neutral tone wipe clean worktops. Tiled splashback. Fitted electric oven and hob with overhead extractor. Window from kitchen to hall. Aluminium glazed door leading out to rear garden area. Large window to rear and lower glazed panel flood the kitchen with light. Linoleum flooring. Radiator.



### Bedroom 1 **4.28m x 2.97m (14' x 9'8")**

Good size double room. Large window to rear. Neutral fitted carpet. Double radiator.

### Bedroom 2 **3.27 x 3.21m (10'5" x 10'8")**

Double bedroom with large window to front of property. Double radiator. Fitted carpet.

## Exterior

Garden ground to the front of the house is laid mostly to grass with a planted border. A path runs from the front gate around the perimeter of the entire house. To the rear of the house, the sheltered garden is again mostly lawn with a large planted out area and a free standing, brick-built shed with timber door.

## Council Tax

The property is in Council Tax Band B for the year 2010/2011.

## Viewing

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

## Notes

## 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.