



Offers Over £244,000
8 Fernbank Avenue



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Fernbank Avenue

Windygates, Leven, KY8 5FA

A FANTASTICALLY presented FAMILY HOME awaits you in the much sought after village of Windygates. Benefitting from three bedrooms, a large kitchen diner and two bathrooms the property is ideal for the growing family or likewise those looking for a bedroom and bathroom at ground level. Walking distance to a host of local amenities and the new Cameron Bridge rail link to Edinburgh and around an 8 minute drive into the centre of Leven and onto the beach. Property benefits from easy maintenance front and rear gardens with a two car driveway and purpose built Garage. TRUE MOVE IN CONDITION. Viewing strictly by appointment.





Entry Hallway

Principle entry to the property is via an light oak coloured UPVC panel and decorative glazed door leading into the main hallway. Light neutral decor complimented with quality oak style finishings throughout, staircase rises to upper level. Within the hallway doors give access to, Lounge, Kitchen diner, Family bathroom, Bedroom 3 and an understairs storage cupboard.

Lounge

A light bright room located to the front of the property with large window formation allowing an abundance of natural light and over looks onto Fernbank Avenue. Professionally finished feature wall decoration complimented with fresh neutral decor, coving to the ceiling, light wood laminate flooring. Fifteen panel glazed and oak wood style door leads to the hallway. Quality finishings throughout.



Kitchen Diner

Excellent size Kitchen Diner offer a variety of wall and floor storage units, drawers, wine rack, wipe clean work surface with inset one and half stainless steel sink with mixer tap, five burner gas hob with extractor above, integrated eye level oven and grill. Integrated dishwasher, space for free standing fridge freezer, space and plumbing for automatic washing machine. Kitchen benefits from dining area which can accommodate a good sized dining table and chairs. French style patio doors lead to the rear garden.

Family Bathroom

A good sized family bathroom with three piece suite comprising; Low flush WC, pedestal wash hand basin with mixer tap and bath with stainless steel mixer tap. Tiled throughout to half wall height, opaque glazed window allows light and ventilation, central ceiling light. Bright decor throughout.

Bedroom 3 (Ground Level)

Located at ground level and toward the front of the property. Benefits from large window formation allowing plenty natural light and built in double wardrobes with fully mirrored sliding doors. Bright nutral decor throughout.



Upper Level

Bedroom 1

A spacious double bedroom located to the rear with window formation over looking the enclosed garden. Light fresh decor with tasteful feature wall decoration, complimented with natural light. Cupboard allows for storage, Spot lights to ceiling. Room sizes inclusive of coombe ceiling.

Bedroom 2

A further well sized double bedroom this time located to the front for the property with window formation over looking the front garden and Fernbank Avenue itself. Full built in wardrobe extends along one wall, four sliding panel doors two of which are mirrored. Further cupboard allows for storage. Light decor with spot lighting to the ceiling. Room sizes inclusive of coombe ceiling.

Shower Room

Fantastically redesigned shower room with three piece suite comprising; low flush WC, Wash hand basin set onto a tasteful vanity unit with storage and a full corner shower compartment with thermostatically controlled shower. Velux window allows natural light and ventilation.



Garage

Purpose built garage with up and over roller door supplied with lighting and electricity. Further single door to the side gives access from the rear garden.

Gardens

Gardens to both front and rear of property designed for easy maintenance, front mainly laid to decorative throw stones with small wall to separate path along front of house. Two car driveway leads to garage while flagstone path allows access to front door. Enclosed rear garden mainly laid to lawn and enjoys an extensive raised deck seating area. Pathway extends to side of the property to access to the front garden.

Glazing and Heating

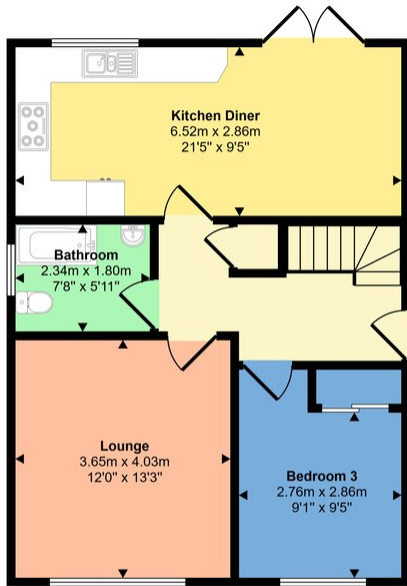
Double Glazing and Gas Central Heating

Contact Details

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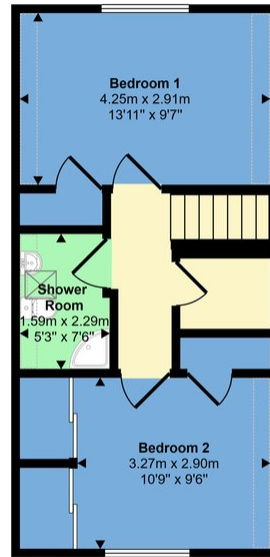
Approx Gross Internal Area
116 sq m / 1251 sq ft



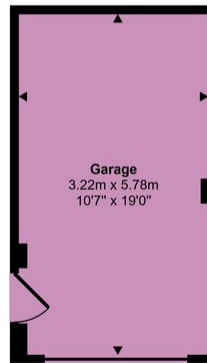
Ground Floor
Approx 59 sq m / 635 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 39 sq m / 416 sq ft



Garage
Approx 19 sq m / 200 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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