



Offers Over £149,000  
Strollach  
Kennoway Burns



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# Strollach

Windygates, KY8 5BT

Very Much a DEVELOPMENT OPPORTUNITY. The Villa has accommodation on two floors, with the ground floor accommodating: The Hall, Kitchen, shower room, conservatory and two bedroom, the upper floor accommodates a large lounge with surround balcony and a further bedrooms. Additionally there is a good sized outbuilding which is divided into a large workshop and two additional large garages. Lastly there are two lock up garages positioned outside the extensive grounds. All the buildings are in NEED OF UPGRADING and the property is being SOLD AS SEEN.







### Hall

The main hall provides access to the property. It is semi open plan to the conservatory, access is also provided to the shower room and kitchen/dining room.

### Conservatory

A large conservatory is semi open plan to the hall. Single glazed window formations on three sides looking towards the front and side of the property together with the stream to the rear.

### Shower Room

The shower room has three piece suite comprising low flush WC, pedestal wash hand basin and extra large shower compartment. Eye level opaque glazed window.

### Kitchen Dining Room

Semi open plan to a small rear hall that provides access to the two downstairs bedrooms. The kitchen area has a supply of oak finished floor and wall storage units, display cabinets and display shelving, wipe clean work surfaces with inset sink, drainer and singular taps, integrated oven, hob and pull out extractor. The room retains a Raeburn stove. Block glazed window to the rear and further window to the front. An open staircase rises to the upper level.



### Bedroom One

This bedroom has a window formation looking to the side of the property. Cupboard offers storage.

### Bedroom Two

The second bedroom is positioned to the front of the property with window formation over looking the front drive area.

### Upper floor

#### Stairs and small landing

Open spar staircase rises to the upper level. The small landing has doors leading to the wrap around Balcony and Lounge.

#### Lounge.

A spacious public room with three separate window formations looking to the front of the property and a further window formation to the side (all overlooking the balcony). Focal point for the room is a large open fireplace with brick surround and chimney breast plus a heavy hearth. Large cupboard allows for storage. A further door leads to bedroom three.

### Bedroom Three

The third bedroom is positioned on the upper floor.



### Outhouses and Garages

Within the high fencing there is a substantial brick built out building. The main workshop has a large roller door providing access. There is also two further large garages with high double timber doors. In addition to this there is two attached lockups. (All outbuildings, similar to the main house are in need of upgrading).

### Grounds

The properties are set within large grounds enclosed with high fencing. A stream runs to the rear of the property.

### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

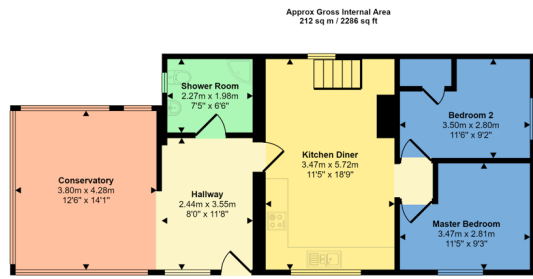
### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

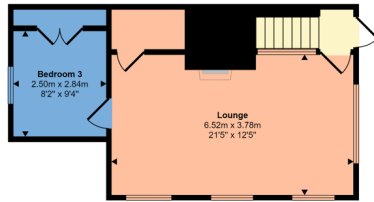
### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

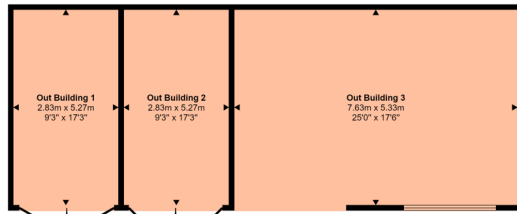




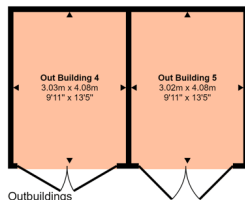
Ground Floor  
Approx 73 sq m / 790 sq ft



First Floor  
Approx 42 sq m / 448 sq ft



Outbuildings  
Approx 72 sq m / 776 sq ft



Outbuildings  
Approx 25 sq m / 272 sq ft

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 Make Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>41</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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