



Offers Over £375,000
Main Street





New Gilston, Leven , KY8 5TF

Annotations:

- external extraction to kitchen via fan in cooker hood with at least 30 litres per second extraction above the cooker the utility room will have mechanical extraction capable of 30 litres per second, the bathroom will have extraction fan capable of 15 litres per second as will the en-suite. the mechanical extract fans will be ducted through the roof space and out through eaves. these will be switched by light with a two minute delayed cut off.
- provision area for stairlift.
- 200x400mm at bottom of stair for stairlift chair and 200x400mm provision provided at the top
- Standard 3.12.3
Accessible Shower room for disabled use with 1100x800mm space for W.C. 800x600mm for W/HB and 1100x800mm for shower. The shower will be 900x900mm minimum size.

Room Details:

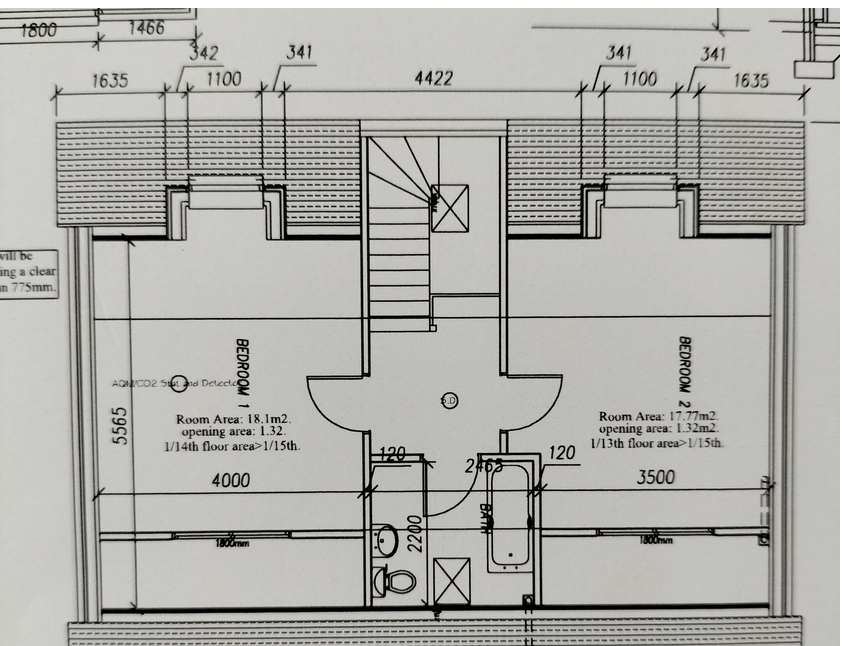
- KITCHEN:** Carbon Monoxide Detector, Room Area: 13.3m², opening area: 2.0m², 1/7th floor area > 1/15th.
- BEDROOM 1:** Room Area: 10.7m², opening area: 1.98m², 1/5th floor area > 1/15th.
- BEDROOM 2:** (Partially visible)
- BATHROOM:** Includes shower, toilet, and sink.
- EN-SUITE:** Attached to Bedroom 1.
- LOUNGE:** Adjacent to the kitchen.
- HALL:** Central circulation area.

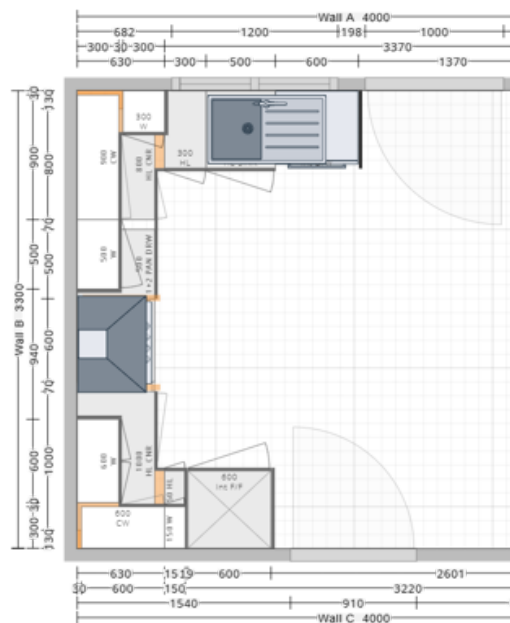
Dimensions:

- Overall Width:** 10940
- Overall Depth:** 8875
- Room Dimensions:** Kitchen (4000 x 3000), Bedroom 1 (4000 x 3000), Lounge (4000 x 1200), Hall (1965 x 1965).

Other Features:

- Staircase with handrails.
- Door swings and thresholds indicated.
- Windows and doors labeled with dimensions.







Situation

Quietly positioned in the hamlet of New Gilston in the beautiful Fife countryside to the north of Largo Law, these new build properties enjoy a delightful yet highly accessible semi-rural setting. Local services are available in Leven and Lower Largo with a wider offering on hand a short distance to the north in Fife's bustling market town of Cupar. To the north east lies St Andrews, the ancient and historic university town renowned worldwide as the "Home of Golf" with its excellent mix of shops services facilities and amenities. The City of Dundee is within commuting distance and Edinburgh is also about an hour's drive to the south. The area around New Gilston comprises a lovely mix of farmland, coastland, hill and river, the result being a fine choice for the outdoor enthusiast with walking, riding, cycling, sailing and of course golf all readily available. There are many highly regarded golf courses in the area including Ladybank, Elie, Leven, Crail, Lundin Links, Dumbarnie and Kingsbarns, along with the many fine courses in and around St Andrews where the Old Course is regular hosted the 150th British Open. The wide open spaces in the Lomond Hills offer considerable scope whilst in terms of days out there are excellent sandy beaches at St Andrews, Elie, Leven, and Kingsbarns. The pretty fishing villages of Fife's East Neuk



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