



Offers Over £179,950  
1 Westerlea

  
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# Westerlea

Leslie, Glenrothes, KY6 3LX

Quality, Quality, Quality. This fabulous SEMI DETACHED FAMILY VILLA has been superb remodelled to a very high standard. New roof, new quality double glazing and gas combi central heating, replastered internal wall, new facings and internal doors. Professional neutral decoration. New quality carpets and floor coverings. Accommodation comprises: Hall, beautifully appointed lounge, superb high end breakfasting kitchen, Luxury bathroom with shower and three excellent sized double bedrooms. Easily maintained gardens and GARAGE. A BRAND NEW HOME INTERNALLY. Viewing by appointment.







## Hall

Principle access to this fabulous family home is through a quality replacement panelled UPVC external door with opaque glazed inserts. The hall has been replastered and enjoys professional neutral decoration. Internal doors lead to the lounge, the breakfasting kitchen and the family bathroom. A wide staircase rises to the upper level. A window formation at the bottom of the stairs allows for natural light. Large under stair storage cupboard.

## Lounge

A beautifully appointed public room, positioned to the front of the property with large picture frame window over looking Westerlea. The main focal point for the room is a contemporary horizontal display fire set into a modern entertainment wall with space and raised power points for flat screen television and display alcoves. Georgian style two tiered ceiling. New deep pile carpeting.



## Breakfasting Kitchen

As with the rest of the property, completely remodelled, boasting a good supply of modern high end floor and wall storage units, wine rack, drawer units, contrasting block wood effect wipe clean work surfaces with matching wide breakfast bar and inset sink, drainer and mixer taps. The new appliances include a fan assisted oven, four burner instant heat hob and chrome finished chimney style extractor. The room also houses the new gas combi central heating boiler. Window formation and external door exit to the low maintenance rear garden.

## Family Bathroom

Again completely redesigned and fabulously finished with wet wall throughout. The luxurious bathroom enjoys three piece suite comprising low flush WC and wash hand basin set into a modern attractive vanity and bath/shower combination with thermostatic shower that has both hand held and rainfall head shower fittings. Glazed shower screen. Coordinated flooring. Individually lit vanity mirror. Chrome finished ladder style heated towel rail. Modern panelled and mirrored ceiling. Opaque glazed window.



## Upper Floor

### Stairs and Landing

A wide staircase rises to the upper level. A window formation at the turn of the stair maximising natural light. Quality replacement internal doors lead to all three bedrooms. Deep cupboard offers storage. Over sized ceiling hatch accesses the attic space.

### Bedroom One

A generous sized double bedroom positioned to the front of the property with tilt and turn window formation over looking Westerlea. Replastered and professionally decorated walls (as with the rest of the property). New quality carpeting.

### Bedroom Two

A second spacious double bedroom, this time positioned to the rear of the property with window formation over looking the easily maintained rear garden. Built in wardrobe. Replastered and professionally decorated walls. New quality carpeting.

### Bedroom Three

The third bedroom is again a double. Window formation looks to the rear of the property. Replastered and professionally decorated walls. New quality carpeting.

### Garage

The garage has vehicle access from the mono block drive through an up and over door. Window looks to the rear. Pedestrian door leads to the side.

### Garden

The property has gardens to the front, side and rear. All designed for easy maintenance.

### Heating and Glazing

New Gas Central Heating  
New Quality UPVC Double Glazing and external doors  
New Roof  
Replastered Internal walls  
New facings and Internal doors  
New Carpeting and Floor Coverings

### 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

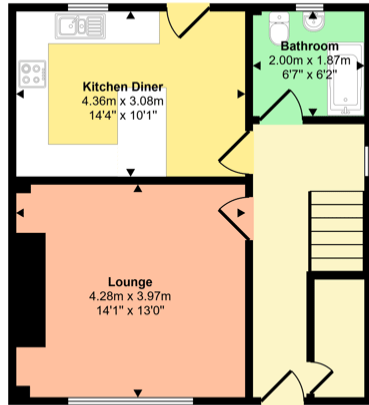
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



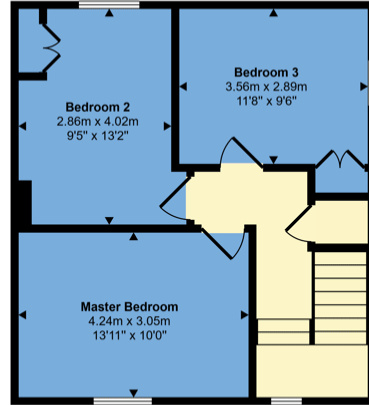




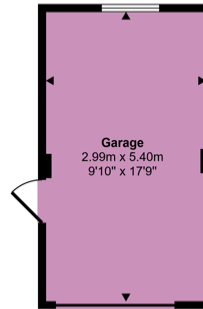
Approx Gross Internal Area  
110 sq m / 1183 sq ft



Ground Floor  
Approx 47 sq m / 502 sq ft

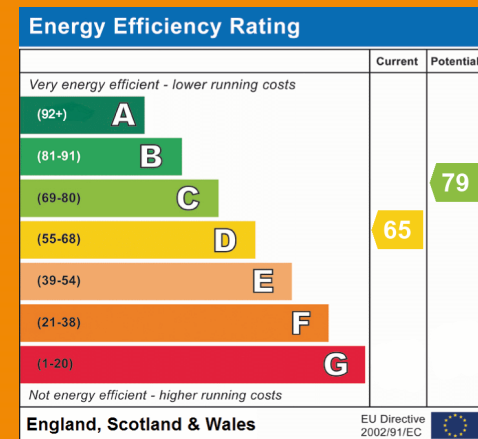


First Floor  
Approx 47 sq m / 508 sq ft



Garage  
Approx 16 sq m / 174 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 Made Snappy 360.



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