



Offers Over £305,000  
10 Durie Vale



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# Durie Vale

Windygates, KY8 5EF

A fantastic family home awaits in this executive DETACHED VILLA, located within a quiet exclusive cul de sac on the eastern edge of the much sought after village of Windygates. The property is positioned within generous garden grounds with private garden to the rear and an extensive fully mono blocked drive way offering parking for multiple vehicles. Accommodation comprises; Entrance vestibule, spacious hall, well-appointed formal lounge with balcony, family/play room, Large open plan Kitchen Diner, utility room, large south facing conservatory, WC, four double bedrooms (master with en-suite) family bathroom, integral double garage with Basement (Currently being used as a mancave). Viewing strictly by appointment.





## Lower Level

### Entry Vestibule

Access to the property is via attractively finished opaque glazed and timber door with opaque glazed side screen. Quality flooring and neutral decor. A further opaque glazed and timber door with side screen leads to the hall.

### Hallway

Quality flooring continued from the entry vestibule this hall offers access to Open plan Kitchen diner, family/play room and the WC. Large built-in cloaks cupboards with mirror sliding doors. Stairs lead to both upper level and ground level.

### Family/ Play Room

The family/play room is located off the main hallway offering a fantastic space which could also be used as a second lounge. The central feature for the room is a tasteful display fireplace with marble finished insert and hearth plus moulded timber mantels. Coving and central ceiling rose. Double French doors with side screens open into the Conservatory.

### Conservatory

Extremely generous hexagonal effect conservatory, located to the rear of the property. Double French style doors open onto the large enclosed rear garden. High quality laminate flooring. Accessed from the family/play room.

## Kitchen

This large open plan Kitchen Diner was formally two separate rooms which have now been converted. Offers a wide array of light beech finished floor and wall storage units, drawer units, display cabinets and display shelving. Marble effect wipe clean work surfaces with one and a half basin stainless steel sink, drainer and mixer taps. Full range cooker with double oven, four burner gas hob plus central wok hob With extractor above. Double large window formations overlook the side gardens. A further extra large window in the dining area overlooks the front of the property and maximises the natural light right though this open plan space. The Dining area is spacious enough for the largest of dining tables along with free standing furniture.

### Utility

The utility room is located off the kitchen. Co-ordinated beech wood finished floor units with storage shelving. Tiled splash backs. Window formation and door both egress to the rear garden.

### Lower Ground WC

Located off the main lower level hallway. Two piece suite comprising low flush WC and pedestal wash hand basin. Fully tiled throughout. Window formation looks to the front of the property.





## Lounge

Located on the mid level of the property. A wonderfully spacious room enjoys a high cathedral style ceiling and wall to wall windows with double sliding doors opening onto an extensive raised balcony overlooking Durie Vale. A central feature for the room is an extremely attractive lime stone fireplace with cast iron fireplace and display living flame gas fire. Tasteful neutral decoration.

## Upper Level

### Upper Landing

The upper floor landing offers access to four bedrooms plus the family bathroom. Ceiling hatch accesses the fully insulated loft space.

### Master Bedroom

The master bedroom is located to the rear with window formation overlooking the rear gardens. Tastefully decorated. Solid timber flooring. Two separate built-in wardrobes extend along the majority of one wall. Central ceiling fan. A door access the en-suite shower room.

### En-suite

The en-suite shower room enjoys three piece suite comprising low flush WC with concealed cistern, wash hand basin set into tasteful vanity unit and curving shower compartment with wall mounted thermostatically controlled shower. The room is fully tiled with down lighters to the ceiling.



## Family Bathroom

The family bathroom is fully tiled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and modern tub style bath with contemporary chrome finish mixer taps and shower fittings. Opaque glazed window allows light and ventilation.

### Bedroom two

Located to the rear of the property with window formation overlooking the large rear gardens. A further spacious room with coving and central light to the ceiling. Cupboard houses hot water tank. Bright decor

### Bedroom Three

Located to the front of the property. A further double bedroom. Window formation giving plenty natural light overlooks the peaceful quiet cul-de-sac. Two separate built-in wardrobes with mirror sliding doors extend along the majority of one wall. Coving to the ceiling.

### Bedroom Four

A fourth double bedroom also located to the front of the property. Well decorated throughout with central light and coving to the ceiling. Window formation overlooks the quiet, peaceful, cul-de-sac.



## Ground Level

### Garage

The lower level accommodates an extensive double garage with electrically operated up and over door. Large enough for two of the largest of family cars with additional work/storage space. Pedestrian door accesses the rear gardens. A further door accesses the Basement.

### Basement

Located on the lowest level of the house and accessed from the garage. The basement is currently being used as a mancave/play room. Supplied with electricity and running water with a Belfast style sink.

### Gardens

The grounds to the front of this executive family home have been completely mono blocked offering parking for multiple vehicles. The gardens to the side and the rear of the property are extremely private backing on to a wooded area. Laid to a range of patios, chipped seating areas, lawns, flower beds and traditional shrubberies all fully enclosed within high fencing.

### 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

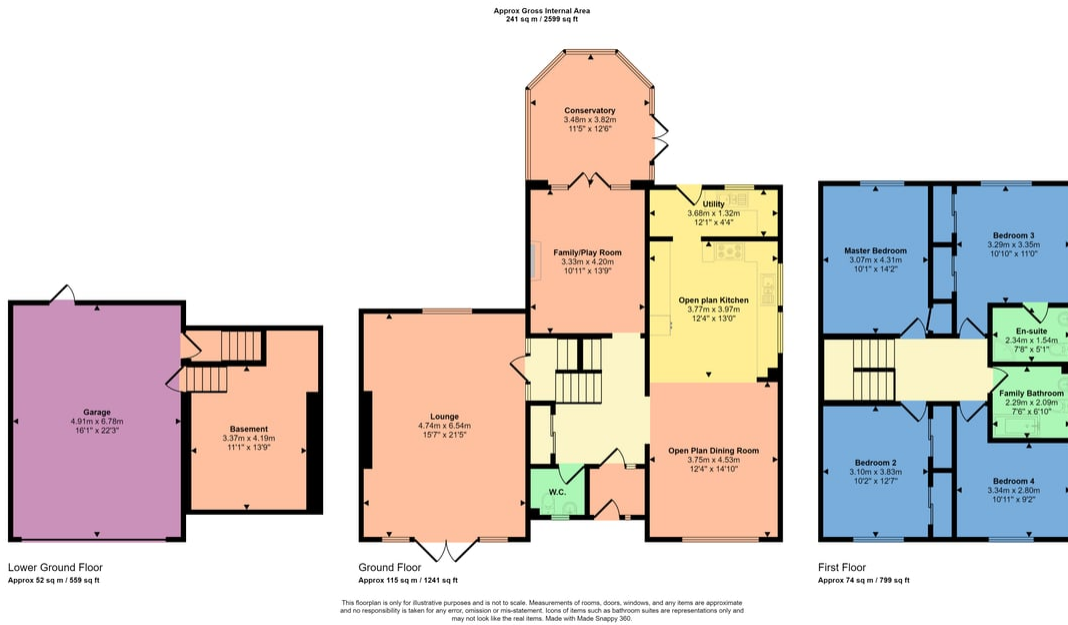
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	83
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
68		
England, Scotland & Wales		EU Directive 2002/91/EC

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