

Offers Over £365,000
Main Street



DELMOR

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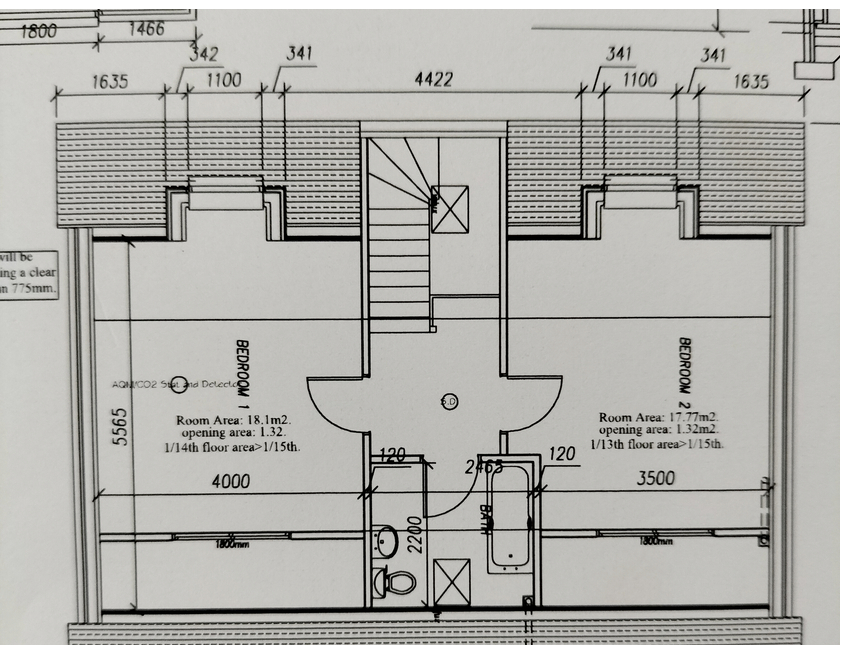
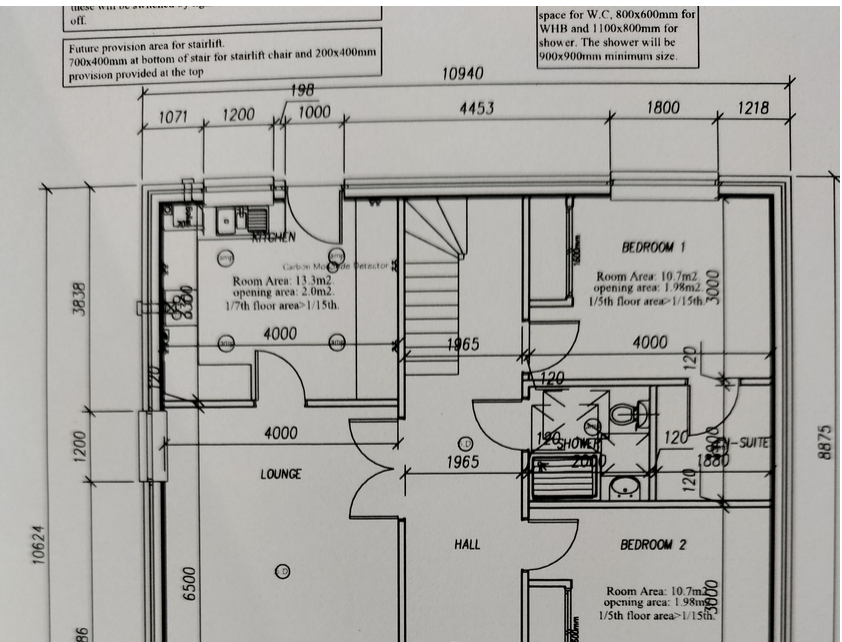


Main Street

New Gilston, KY8 5TF

MOVE IN BY CHRISTMAS, this is one of two fabulous newly built EXECUTIVE DETACHED VILLAS, enjoying a quiet peaceful location within the heart of the rural Village of New Gilston. Accommodation comprises, at ground floor level: spacious welcoming hall, well appointed lounge with French doors and additional aspect window, choice of kitchen, downstairs shower room, two double bedrooms (one with en-suite shower room). The upper floor accommodates two superior sized double bedrooms and family bathroom. LPG gas central heating. Quality double glazing. Solar panelling. Garden with drive.





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, Dumbarrie 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 are a short drive from the property and they include Anstruther, Crail and Pittenweem. State schooling is available locally with the Primary School being located in nearby Largoward. Secondary Schools are available at the much respected Madras Collage in St. Andrews or Bell Baxter High in Cupar. Private schooling is available at St Leonards in St Andrews and the High School of Dundee. There are main line railway stations in Cupar, Leuchars, Ladybank, Markinch. A new Fife Circle Railway station is due to open in Leven in 2024. Edinburgh airport is about a 45 minute drive.

Hall

Mexicano Oak and oak and glazed Doors with Chrome Handles and hinges lead to all downstairs accommodation. An oak finished staircase rises to the upper level. Downlighters.

Lounge

6.50m x 4.00m (21' 4" x 13' 1")

Quality Mexicano oak and glazed doors. External French Doors exiting to the front. Window looks to the side. Down lighters.

Kitchen

4.00m x 3.30m (13' 1" x 10' 10")

Mexicano Oak internal Door, Half Glazed, Ample storage units, Integrated LPG Gas hob, oven and cooker hood, undercounter LED lighting, Integrated and concealed Fridge/Freezer and dishwasher. LPG Gas Boiler.

Covered area for washing machine and tumble dryer - The Washing Machine and Tumble Dryer can be purchased as an extra, then enclosed as integrated cabinets.

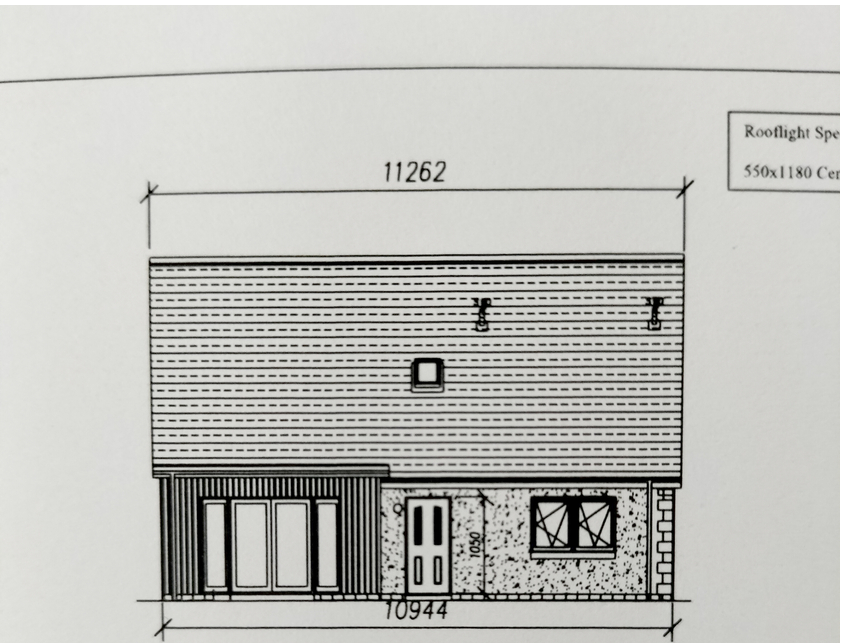
THERE IS SOME FLEXIBILITY WITH CHOICE OF KITCHENS SUBJECT TO COST OR COSTED AS AN UPGRADE.

Downstairs Shower Room

2.00m x 1.90m (6' 7" x 6' 3")

The downstairs shower room offers disabled access. Comprising; three piece suite, wet walling with chrome surround.

Shaver socket
Extractor fan.



Master Bedroom

4.00m x 3.00m (13' 1" x 9' 10")
 Mexicano Oak Doors, Chrome Handles and hinges.
 Fitted wardrobes.
 Down lighters

Master En-Suite Shower Room

1.90m x 1.88m (6' 3" x 6' 2")
 Three piece suite
 Shower - Wet wall to shower walls, chrome surround.
 Shaver socket.
 Extractor fan.

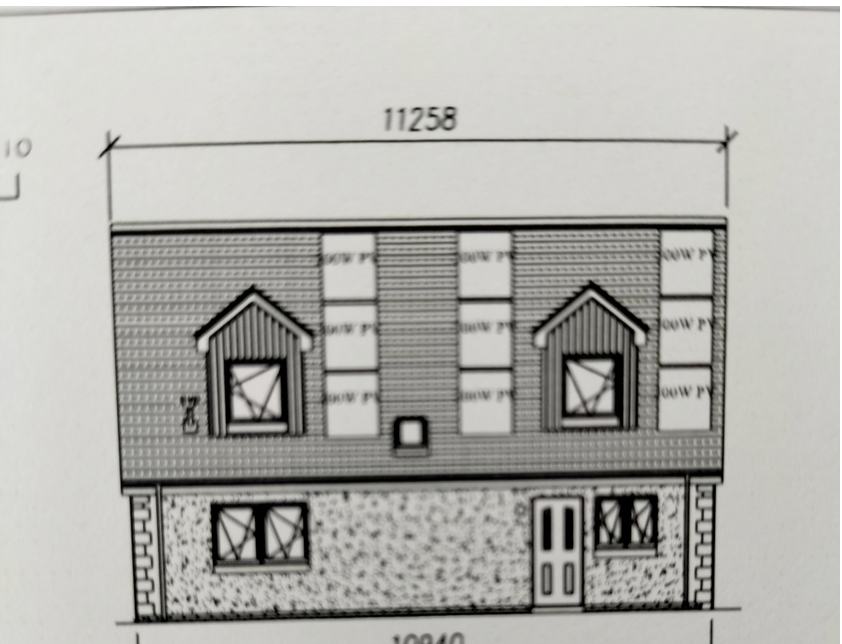
Bedroom Two

4.00m x 3.00m (13' 1" x 9' 10")
 Mexicano Oak Doors.
 Chrome Handles and hinges.
 Down Lighters.

Upper Floor

Stairs and Upper Hall

The stairs have oak balustrade. Newel Posts and hand rail.
 The hall has Mexicano Oak Doors leading to two superior sized double bedrooms and the family bathroom.



Bedroom Three

5.56m x 4.00m (18' 3" x 13' 1")
 Sizes include the coombe of the ceiling and the dormer
 Mexicano Oak Doors, Chrome Handles and hinges
 Fitted Wardrobes
 Down Lighters.

Bedroom Four

5.56m x 3.5m (18' 3" x 11' 6")
 Sizes include the coombe of the ceiling and the dormer
 Mexicano Oak Doors, Chrome Handles and hinges
 Fitted Wardrobes
 Down Lighters

Family Bathroom

2.46m x 2.20m (8' 1" x 7' 3")
 Three piece suite including bath
 Shaver socket
 Extractor fan

Garden

Paving from front door, around side of the house (west side) back of the house to back door.
 Parking for three cars finished in gravel
 Fence enclosing back garden on the west side. No fence on the east side of the house.
 Lawn areas will be either turfed or seeded (Dependant on time of year)



Heating and Glazing

LPG gas central heating
Double Glazing
Solar Paneling

Contact Details

Delmor Estate Agents
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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.

A map of the Leven area in Scotland, showing a network of roads. A blue location pin is placed on a road, with the text 'New Gilston' written below it. A small green rectangular area is highlighted on the road near the pin. The map is set against a light grey background.

New Gilston

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