



Offers Over £168,000  
1 Dunolly Gardens



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# Dunolly Gardens

Windygates, Leven, KY8 5BZ

The most charming of END TERRACED COTTAGES abounds in character and boasts simply FABULOUS PRESENTATION, A family home in true move in condition, accommodation is all at ground floor level and comprises: Vestibule, Hall, Beautifully appointed lounge, stunning remodelled fully integrated breakfasting kitchen, two excellent sized double bedrooms and tastefully redesigned Bathroom, Gardens, GARAGE and drive, garden room / home office which is fully insulated and has power with superb open outlook. A FAMILY HOME WHERE QUALITY SHINES THROUGHOUT.





### Vestibule

Access to this charming home is through a quality replacement UPVC and glazed external door, the Vestibule has a further wood and glazed door leading to the hall.

### Hall

The hall retains much of its original character with high corniced ceiling and Greek style feature arch. Internal doors lead to the lounge, both bedrooms and the redesigned bathroom. Deep cupboard allows for storage. Ceiling hatch with Ramsay ladder accesses the extensive attic space.

### Lounge

Fabulously appointed and beautifully presented this public room is positioned towards the rear of the property. Again high coved ceiling. Recess display alcove with individual light. The lounge offers access to the remodelled kitchen. It should be noted that the central ceiling light is not included.



### Breakfasting Kitchen

The Breakfasting Kitchen has been superbly remodelled boasting an excellent supply of high end gloss finished floor and wall storage units, quality two tone grey water mark pattern worktops with matching extra wide peninsula breakfast bar. Full range of integrated appliances include: Double Oven, instant heat hob, microwave/grill, dishwasher, washing machine fridge and freezer. Two separate window formations look to the drive. An external door exits to the rear garden. Additionally two of the most modern of ceiling Velux window formations give an abundance of natural light. Ample down lighters to the ceiling. Modern contrasting vertical radiator. The porcelain tiling to the floor enjoys underfloor heating.

### Bedroom One

An excellent sized and beautifully presented double bedroom with window formation offering scenic views over open countryside. High coved ceiling. Picture rail decoration. The wardrobe is included within the sale price.



## Bedroom Two

The second bedroom is positioned to the rear of the property with window formation overlooking the rear garden area. Picture rail decoration coving to the ceilings. The wardrobes are included within the sale price.

## Bathroom

The bathroom have been tastefully redesigned and is extensively tiled. Modern three piece suite comprises low flush WC, Belfast style space saving wash hand basin set into an attractive vanity and a bath/shower combination. Tiled flooring. Modern UPVC ceiling. Opaque glazed window.



## Gardens, Drive and Garden Room

The smaller garden to the front of the property is enclosed within low walls, the larger rear garden is laid mainly to decorative stone chips and includes a fully insulated garden room/ external office that enjoys light and power. The drive is located to the side of the property and provides access to the garage.

## Garage

The garage enjoys light and power.

## Heating and Glazing

Combi Gas Central heating (New boiler 2023) 2yrs remaining on guarantee, located in the attic.

Quality Double Glazing

## 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.



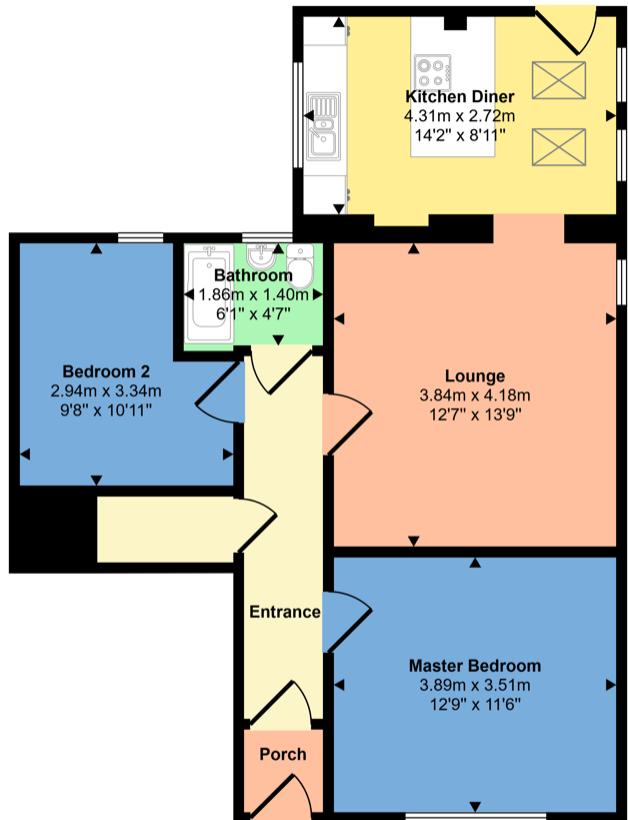
## MORTGAGE & FINANCIAL ADVICE

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

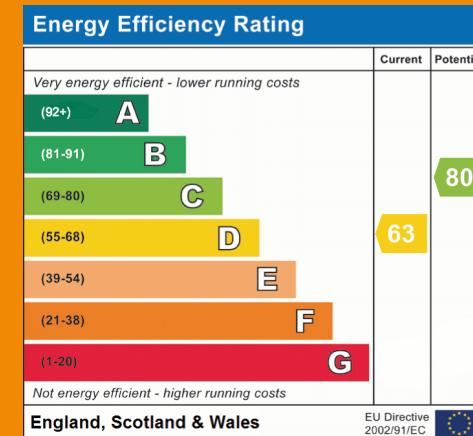
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Approx Gross Internal Area  
66 sq m / 711 sq ft



Floorplan

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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