



Fa-Latch Road, Balcurvie, KY8

Offers Over £349,500

Full Description

This stunning property comes to the market boasting spacious room dimensions and natural light in abundance. Accommodation features a large modern breakfasting kitchen with utility area and an array of modern units and appliances; a pristine, contemporary tiled shower room; 3 generous bedrooms with good wardrobe space and a charming dining room with patio doors opening onto the private garden. (This is a versatile room which could be used a further bedroom if preferred.) The large lounge is flooded with natural light and overlooks the sumptuous garden. A hatch in the hall leads to the very large floored attic which must be seen to be appreciated in terms of floorspace.

Outside, you will not fail to be delighted by the stunning, sunny and very private wrap-around landscaped gardens which provide a perfect area for family and outdoor entertaining, as well as dining alfresco. Family will be delighted with the garden pond and the large tree house and play area. The property benefits from a large driveway and generous detached garage.

The location in Balcurvie is part of the charm of this lovely home as it is found in a delightful semi rural location on the western fringes of Windgates, with paddocks to the rear. There are good local amenities

including shops and schools. Leven beach is a short drive away and the property is well placed for transportation routes with very quick and easy access to the motorway system allowing major towns in Fife, Dundee, Edinburgh, Perth and beyond to be reached within a comfortable drive. There is a local extensive bus service across Fife and beyond. Edinburgh Airport is accessible by motorway and a mere forty five minute drive away. The commuter will also benefit from rail stations in nearby Markinch and Kirkcaldy. There are theatres, cinemas and retail parks a short drive away in Kirkcaldy and Glenrothes, as well as excellent sports facilities in Leven and Glenrothes. A wide variety of local water sports is available in nearby East Neuk coastal towns and the historic village of Falkland, once home to Mary Queen of Scots, is just a fifteen minute drive away. There is an abundance of Golf Courses nearby including Balbirnie, Kirkcaldy, Leven and further afield towards St Andrews, home of golf.

Video Tour: <https://vimeo.com/561140033>

Matterport Plan: <https://my.matterport.com/show/?m=PpBpCFniSvh>

Home Report Value: £350,000

Room Dimensions:

Lounge 4.6m x 4.2m

Breakfasting Kitchen With Utility Area 6.35m x 4.1m

Dining Room 4m x 3.16m

Bedroom 1- 4m x 3.74m

Bedroom2- 3.74m x 3.43m

Bedroom 3- 2.9m x 2.66m

Bathroom 2.9m x 2.4m

Floored Attic 13.1m x 6m

Features

- Spacious room dimensions and natural light in abundance
- Large modern breakfasting kitchen with utility area and an array of modern units and appliances
- Pristine, contemporary tiled shower room
- 3/4 Good sized bedrooms (1 is currently a dining room)
- Bright, airy lounge
- Very large floored attic
- Fabulous landscaped gardens with large drive and detached garage
- Delightful semi rural location on the western fringes of Windgates, with paddocks to the rear

Contact Us

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