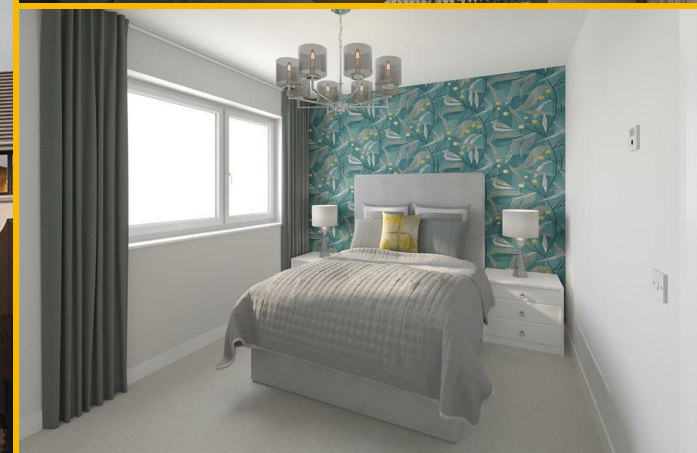




HAZEL PLOT 6, 11 Temple Rise, Windygates, Leven, FIFE, KY8 5FW

Fixed Asking Price £219,995



DESCRIPTION

The Hazel is an appealing 3 bedroom semi detached home with a well-proportioned kitchen/dining room featuring access out to the garden, a discreetly positioned utility area and a spacious lounge.

Upstairs the primary bedroom is located to the front with two further bedrooms to the rear, that can be flexible to household needs. The family bathroom features sanitary ware from Roca and a shower over the bath.

Proudly family-owned and award-winning, Campion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in, and loved.

The Temple, Balcurvie offers the best of both worlds - a peaceful countryside setting paired with easy access to Fife's key towns and amenities. Located in the heart of Balcurvie, this charming development is surrounded by open landscapes, everyday essentials, schooling and convenient transport links.

Balcurvie provides a the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close by. connecting residents to some of the regions most distinctive landscapes and heritage.

Kirkcaldy, Glenrothes and Leven are within easy reach and with Cameron Bridge Railway Station around a mile away travelling, exploring and commuting will be seamless.



GROUND FLOOR			
Lounge	4.61m x 3.36m	15'1 1/2" x 11'0"	
Kitchen/Dining	3.52m x 3.14m	11'6 1/2" x 10'3 1/2"	
Utility	1.64m x 1.22m	5'4 1/2" x 4'0"	
WC	1.78m x 1.22m	5'10" x 4'0"	

FIRST FLOOR			
Primary Bedroom	2.75m x 3.36m	9'0" x 11'0"	
Bedroom 2	3.24m x 2.52m	10'7 1/2" x 8'3 1/2"	
Bedroom 3	3.24m x 2.53m	10'7 1/2" x 8'3 1/2"	
Bathroom	2.07m x 1.71m	6'9 1/2" x 5'7 1/2"	

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲
The plans, illustrations, photography and sizes are indicative. The images depict standard specification and optional upgrades. Choices available depending on build stage. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form any part of any contract.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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