

93 Henderson Park Windygates

FT & DC
WALLACE

Offers Over £69,950



This two bedroom lower flat in a block of four with a lot to offer including good sized rooms, a great layout, off-street parking, tidy and easily manageable front and rear garden, end of street location, double glazing and gas central heating.

Windygates is a small inland town in a location that makes it handy for the commuter to access train stations in Markinch and Kirkcaldy. There are a few independent shops, a public bar and a hotel in the town, as well as a school. Further amenities are located within easy reach in nearby Kennoway, Leven and Glenrothes.

The front door leads into the carpeted hall from which all rooms can be accessed.

Lounge **4.86m x 3.49m**
Good sized lounge situated to the rear of the property overlooking the south facing garden. Fireplace. Fitted carpet. Radiator.

Kitchen **2.76m x 2.68m**
Well laid out kitchen with back door leading to rear garden. Beech effect base and wall units with a granite effect worktop. Window to rear. Storage pantry. Stainless steel sink and drainer with chrome mixer tap. Ceramic tiled floor.



Shower room **2.75m x 1.80m**
Double shower cubicle with Mira Sport electric shower. Wash hand basin and w.c.. Walls finished with ceramic tiling and pine panelling. Window to side of property. Ceramic tiled floor. Radiator.

Bedroom 1 **3.88m x 3.53m**
Double bedroom with window to the front of

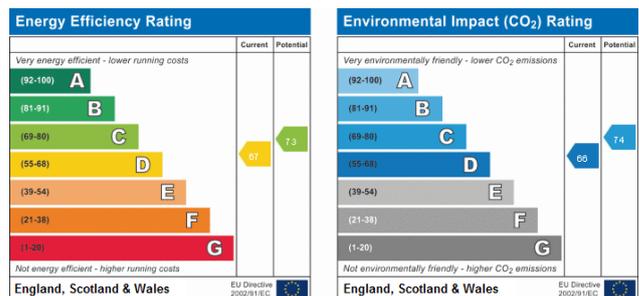
property. Pine panelling on one wall with two storage cupboards incorporated there. Large wardrobe (freestanding). Fitted carpet. Radiator.

Bedroom 2 **4.19m x 2.75m**
Another good sized double room with window to the front of property. Fitted carpet. Radiator.

Exterior
The front garden is predominantly laid to red chips with paved off-street parking for one car and a path to the front door. The south facing rear garden is bound by a timber fence and is very neatly laid out partly in turf and partly in red chips with a large patio area taking advantage of the sun. A garden shed is located here to. A path to the side of the building provides access from the street to the rear gardens.

Extras
The carpets, curtains and lightfittings throughout are included in the sale together with cooker and washing machine in the kitchen, the bedroom wardrobes and the timber shed.

Energy Performance Rating



Council Tax - Band A for the year 2022-2023.

Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.