

14 Fernhill Crescent Windygates

FT & DC
WALLACE

Offers Over £159,995



Rarely available to the market! Two bedroom semi-detached property in move in condition. Located in a quiet location on a popular, established residential area. The property benefits from double glazing throughout and gas central heating. Off-street parking and a very nice garden are an added bonus.

Windygates is a small inland town in a location that make 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.

Lounge/Diner **7.21m x 3.84m**
Comfortably scaled room with window to the front of the property and patio doors from the dining area out to the rear patio. Access to the kitchen is gained from the lounge. Fitted carpet. Radiators.

Kitchen **3.33m x 2.50m**
Double window to rear, making the kitchen bright and airy. Modern wall and base units in grey with grey worktop. Stainless steel sink with chrome taps. Drainer. Good sized walk-in storage cupboard with CH boiler located within. Adequate space for a breakfast table. Door leading out to side of property.



Carpeted stairs lead to the landing and upper accommodation.

Shower room **1.93m x 1.70m**
Double shower tray with glass and chrome screen. Ceramic wall tiles. W.C. Wash hand basin with chrome mixer tap. Window to side of property. Pine lining on coombed ceiling. Grey laminate flooring. Radiator.

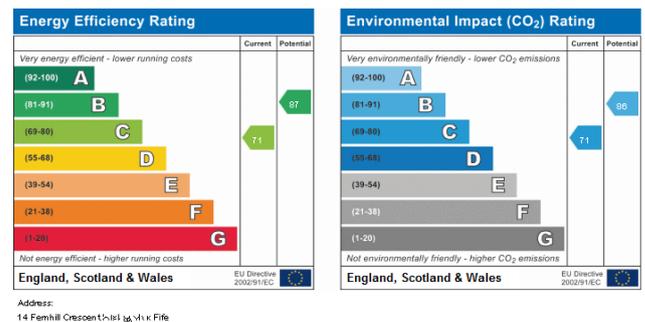
Bedroom 1 **3.81m x 2.90m**
Generously proportioned double room to the front of the property. Triple window formation. Two fitted double wardrobes with mirrored sliding doors providing full height storage. Fitted carpet. Radiator.

Bedroom 2 **3.57m x 2.79m**
Good sized double room located to the rear of the property. Storage cupboard with hanging rail. Window out to rear of property. Fitted carpet. Radiator.

Exterior
The front garden is laid to grass with a flower bed under the window. A path leads from the pavement to the front door. The red chipped drive with room for multiple vehicles leads round to the rear garden area. To the rear there is a slabbed patio area, steps leading to a neat lawn area with mature shrubbery and a timber shed. The garden is of a manageable but enjoyable size and layout.

Extras
The curtains, blinds, carpets and lightfittings throughout are included in the sale, together with the washing machine, gas cooker, overhead extractor, Beko fridge-freezer and the wooden shed in the garden.

Energy Performance Rating



Council Tax - Band C 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.