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374A High Street, Leslie
Modern Family 5 Bed Detached Villa
FIXED PRICE £199,995
HOME REPORT VALUATION £215,000

FORDS PROPERTY are delighted to present to the market executive modern detached Rennie Homes villa offering generous family accommodation and boasting five double bedrooms. This modern family property offers the prospective purchaser flexible and spacious living accommodation over two levels. The unique family home is situated in a quiet cul-de-sac setting with only one neighbouring property. Accommodation comprises of: Entrance/Internal Hallway, Family Lounge, Separate Dining Room, Dining Kitchen, Utility Room, Five Double Bedrooms (Master En-Suite), Family Bathroom with separate shower, Downstairs WC, GCH, DG, Loft Space, Landscaped Front Garden and Large Fully Enclosed Rear Garden, Large Driveway and Double Detached Garage.



General Description

Executive modern detached Rennie Homes villa offering generous family accommodation and boasting five double bedrooms. This modern family property situated in a quiet cul-de-sac setting with only one neighbouring property offers the prospective purchaser flexible and spacious living accommodation over two levels.

Access to the property is gained via the Nordic six-panelled security door to the generous and well presented Hallway. The bright L-shaped reception hallway provides access to the kitchen, lounge and separate dining room, utility room, WC and ground floor bedroom. It also provides access to the first floor landing via staircase. The hallway itself has hardwood flooring and boasts a large under-stair cupboard housing the electric meter and fuse box. The room benefits from two radiators with fitted covers, mains wired smoke detector, alarm and frost protection heating sensor.

The bright and generously sized Lounge boasts a large double glazed window looking onto the rear gardens. The room benefits from hardwood flooring with a central heating radiator with fitted cover located beneath the window. There is a TV connection and phone point. The stylish metallic wall lights, blinds and curtain poles are included in the sale.



A squared archway provides access to the well sized separate Dining Room. The room has ample space for to accommodate a family sized table with chairs. Decoration is similar to the lounge with hardwood flooring continuing through. Double glazed patio doors provide access to the rear gardens. There are ample power points and a central heating radiator. The stylish metallic wall lights and curtain poles and included in the sale.

The well proportioned Dining Kitchen benefits from ample modern walnut effect base and wall units with wipe clean protection work surfaces and a one and a half stainless steel sink with side drainer. Two large double glazed windows look onto the front and there is partial splash back tiling to the walls, fully tiled flooring with ample space for dining table and chairs. The built-in dishwasher and extractor hood are included in the sale. The slot-in canon range double oven and hob cooker (electric and gas) may be included subject to negotiation.



The Utility Room benefits from base and larder unit in line with the kitchen and sink with side drainer inset into wipe clean protection surface. There is partial tiling to the walls and fully tiled flooring. A double glazed window looks onto the side of the property with security door providing access thereto. There is ample space for washing machine and tumble dryer with extractor fan already fitted.

The downstairs WC with low level WHB is fully ceramic tiled with extractor fan. It has a double glazed opaque window onto the side and central heating radiator.

The downstairs double bedroom is located to the front with large double glazed window. It is fully carpeted and has central heating radiator, TV connection and phone point.

A carpeted staircase leads to the spacious Upper Landing providing access to all upstairs apartments. There are two large cupboards – one for linen and one consisting of water tank and Worcester Greenstar HE boiler. Access is gained to the loft space via fitted pull down 'Ramsay' ladder and benefits from partial flooring, lighting and storage built into the eaves.

The large Master Bedroom has double windows overlooking the rear gardens. The room boasts spacious double fitted wardrobes with hanging and shelving allowing ample space for any freestanding furniture. There is a central heating radiator beneath the window, has TV connection, phone point and is fully carpeted.

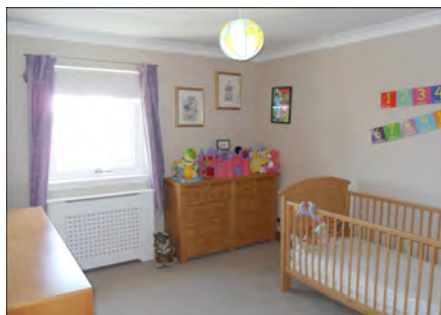


The well-sized En-Suite shower room is fully tiled with WC, WHB, separate shower cubicle, feature towel radiator, double glazed opaque window to the side. The glass mirror and frosted glass shelf are both included in the sale.

Bedroom 2 is a generously sized double bedroom with large double glazed window overlooking the front gardens. It has double fitted wardrobes incorporating hanging and storage space allowing ample space for freestanding furniture, TV connection, phone point and is fully carpeted.



Bedroom 3 is well proportioned double bedroom and has double glazed window overlooking the rear garden. It has a fitted single storage cupboard allowing ample space for freestanding furniture, radiator with fitted cover, TV connection, phone point and is fully carpeted.



Bedroom 4 is again another generously proportioned double bedroom double glazed window overlooking the front garden. It has a fitted single storage cupboard allowing ample space for freestanding furniture, radiator with fitted cover, TV connection, phone point and is fully carpeted.

The Family Bathroom/Shower Room is of generous proportions comprising WC, WHB, bath and corner shower cubicle. It is fully tiled and has a double glazed opaque window to the side. The room benefits from recessed lighting located in the ceiling, feature towel rail and extractor fan. The glass mirror and frosted glass shelf are both included in the sale.



Externally to the Front access to the property is gained via the mutual shared driveway leading to the large mono-block private driveway with detached double garage. A well presented paved pathway leads to the front door and around either side to the rear gardens. Pebbled stones occupy the other sections of the front gardens.

The Rear Gardens are fully enclosed and are mainly laid to lawn, feature patio area with security gates at either side. Around the edge of the gardens is mature shrubbery. The playhouse may be included subject to separate negotiation. To the side utility room door there is a canopy with recessed lighting, outside tap and power supply.

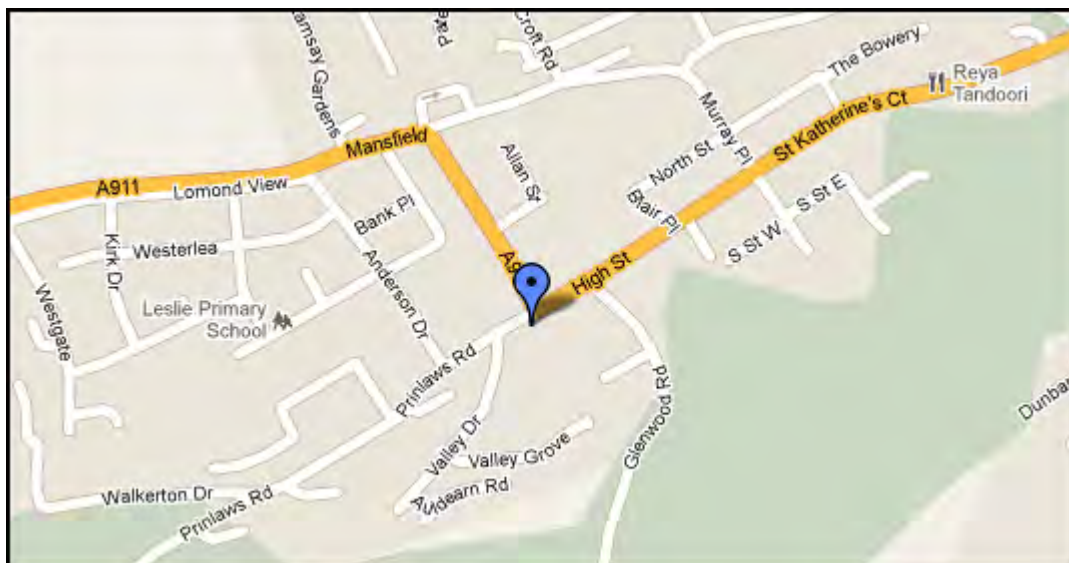


INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT

Location and Amenities

Leslie is a burgh town in Central Fife and is situated on a ridge overlooking the River Leven to the West of Glenrothes. This property is well located, with excellent local amenities nearby. Glenrothes town centre and the Fife Retail & Business Park are both within commuting distance and the A92 link roads provide commuters access to Scotland's major cities.

Map



Council Tax

Band F

Extras

Included in the sale price are all fitted carpets and floor coverings, light fittings and fixtures. The curtain poles and fitted blinds throughout property are included. The metallic wall lights in lounge and separate dining room are included. The glass mirror and glass shelf in bathroom and en-suite are included. The fitted radiator covers located throughout the property are included. The canon range cooker in the kitchen and playhouse may be included subject to separate negotiation.

Room Dimensions

Internal L-Shaped Hallway	18'1	x	14'0	(5.51m x 4.27m)
Lounge & Separate Dining Room	28'3	x	11'7	(8.60m x 3.54m)
Kitchen	14'0	x	10'2	(4.27m x 3.09m)
Utility	5'7	x	8'1	(1.70m x 2.46m)
WC	3'9	x	5'11	(1.15m x 1.81m)
Downstairs Bedroom	9'0	x	10'5	(2.75m x 3.17m)
Master Bedroom	11'6	x	14'6	(3.51m x 4.43m)
En-Suite	8'4	x	4'10	(2.55m x 1.47m)
Bedroom 2	9'12	x	11'5	(3.04m x 3.48m)
Bedroom 3	11'6	x	9'12	(3.51m x 3.04m)
Bedroom 4	10'0	x	10'4	(3.05m x 3.15m)
Bathroom	11'1	x	7'10	(3.37m x 2.40m)

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed. Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

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While every care has been taken preparing these particulars, which the selling agents believe to be correct, no guarantee can be given as to their accuracy, and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained herein. All measurements are by sonic measuring device and are approximate. If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.