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Contact Allan England's Team
01592 752 944



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**FOR
SALE**

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Milton Road, Windygates
Offers over £375,000



Premium Property

Milton Road, Windygates



** CLOSING DATE SET - Thursday 24th September at 12pm **

Exceptional 5-Bed/2 Public/3 Bath Period Built Detached Villa Offering Charm and Charisma! Private Gates Leading Up A Sweeping Driveway, Double Garage and Extensive Well Manicured Garden Grounds Set In The Sought After Location Of Windygates, Fife!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this beautiful 19th century detached villa, built around 1900, offering 219sqm accommodation. This fabulous traditional executive detached family home set in its own wonderful extensive gardens and located within a much sought after area of Milton Road, Windygates with views over the park. The property enjoys many traditional features and offers versatile family accommodation. The property comprises: solid door leading to entrance vestibule, wonderful hallway with a striking staircase, spacious lounge with bay window, dining room with access to a large storage area (formally a doctors waiting room with its own entrance), family kitchen, large utility, rear vestibule, downstairs cloak/wc and a further sitting room or fifth bedroom completes the lower level,. The upper floor accommodates a lovely spacious hallway with a beautiful stained glass window giving a focal point to the hallway, leading to four generous sized bedrooms, wet room and family bathroom. Externally the property boasts private gates leading up a sweeping driveway which would accommodate 4/5 cars, room to extend to front, double garage, spacious outbuilding, extensive garden grounds wrapped around a wall surround with manicured lawns, chipped areas with an array of plants, shrub and fruit trees. A simply splendid family home with the added benefit of new windows in 2024 and Worcester boiler in 2018. Early viewing is highly recommended to fully appreciate all this amazing family home has to offer. Don't miss out!

EPC Rating - D

Council Tax - E

Home Report Value - £390,000

Windygates is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 7 miles East of Glenrothes and Kirkcaldy and has local shopping areas, schooling and recreational facilities including golf courses and leisure facilities available in nearby Leven, Glenrothes and Lundin Links. The A955 links the Town to Kirkcaldy which in turn links with the A92 to Dunfermline and Edinburgh. Benefiting from local bus services the nearest rail facility can be found at Markinch & Leven.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





SITUATION – Windygates

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE 19'9" x 13'11" approx (6.02m x 4.25m approx)

DINING ROOM
13'9" x 9'8" approx (4.21m x 2.96m approx)

LARGE STORAGE
23'3" x 7'10" approx (7.11 x 2.40m approx)

KITCHEN 13'9" x 10'5" approx (4.21m x 3.18m approx)

UTILITY ROOM
15'3" x 5'9" approx (4.66m x 1.77m approx)

CLOAKS/WC 7'4" x 4'7" approx (2.24m x 1.41m approx)

REAR VESTIBULE
7'9" x 7'4" approx (2.37m x 2.25m approx)

2ND LOUNGE/BEDROOM 5
13'9" x 13'9" approx (4.20m x 4.20m approx)

CARPETED STAIRS LEADING TO UPPER LEVEL

BEDROOM 1
13'9" x 13'6" approx (4.21m x 4.14m approx)

BEDROOM 2 19'7" x 13'1" approx (5.98m x 4m approx)

BEDROOM 3
12'10" x 10'4" approx (3.92m x 3.16m approx)

BEDROOM 4 13'9" x 9'10" approx (4.21m x 3m approx)

WETROOM/SHOWER ROOM
8'0" x 6'3" approx (2.44m x 1.92m approx)

FAMILY BATHROOM
9'7" x 6'0" approx (2.94m x 1.85m approx)

DOUBLE GARAGE
16'4" x 16'4" approx (5m x 5m approx)

PRIVATE GATED ENTRANCE

STUNNING LANDSCAPED GARDEN GROUNDS

SPACIOUS OUTBUILDING & GREENHOUSE

SWEEPING DRIVEWAY FOR 4/5 CARS SPACE TO EXTEND

INFORMATION



Illustration for identification purposes only, measurements are approximate,
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