



32 HENDERSON PARK

WINDYGATES, KY8 5DL

£72,500
FREEHOLD

New for sale a spacious main door Upper Cottage style flat ideal for first time buyers. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal investment opportunity comprising Lounge- Two Double Bedrooms - Kitchen - Bathroom/WC. Benefiting from DG - GCH - EPC C. HOME REPORT £75,000. Externally front garden mono block paved with iron gates to provide off street parking (no dropped kerb). Large fence enclosed rear garden mainly laid to lawn. View Now!



home sweet home
estate agents
your local property experts

32 HENDERSON PARK

• SPACIOUS MAIN DOOR UPPER
FLAT • TWO DOUBLE BEDROOMS • DG- GCH
- EPC C • LOUNGE-
KITCHEN • BATHROOM/WC • OFF STREET
PARKING/ FRONT GARDEN • GANEROUS
REAR GARDEN • IDEAL STARTER HOME



FULL DESCRIPTION

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LOCATION

Ideally positioned for Primary schooling, local shops, commuting via Cameron Railway Station recently opened to service Levenmouth.

ENTRANCE

Security door. Stairs to first floor landing,. Hatch to loft.

LOUNGE

Generous main public room. 3 DG windows to front. Fuse box housed.

KITCHEN

Wall & base cabinets, wipe clean worktop surface. Inset sink & mixer taps. Integrated gas hob, oven, washing machine, boiler housed. DG window to front.

BEDROOM 1

Spacious double bedroom with double wardrobe. DG window to rear.

BEDROOM 2

Bright second double bedroom. Double wardrobe. DG window to rear.

BATHROOM/WC

Comprising bath, wash hand basin, low level wc. Frost DG window.

OFF STREET PARKING (NO DROPEPD KERB)

Front garden mainly mono block paved with iron gates able to facilitate off street parking (no dropped kerb)

REAR GARDEN

Large fence enclosed rear garden mainly laid to lawn. Timber shed.

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107054)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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