



New Build Villa
Plot 1 Main Street
Leuchars
Fife
KY16 0HE

Description:

In an off-street site, the subjects for sale comprise 2 new build villas which will be finished to a high standard by Focalstream Ltd. The accommodation over two floors benefits from gas central heating, double glazing and the properties are set within well proportioned garden grounds. There is a lane leading to this off-street position providing the properties with a degree of privacy.

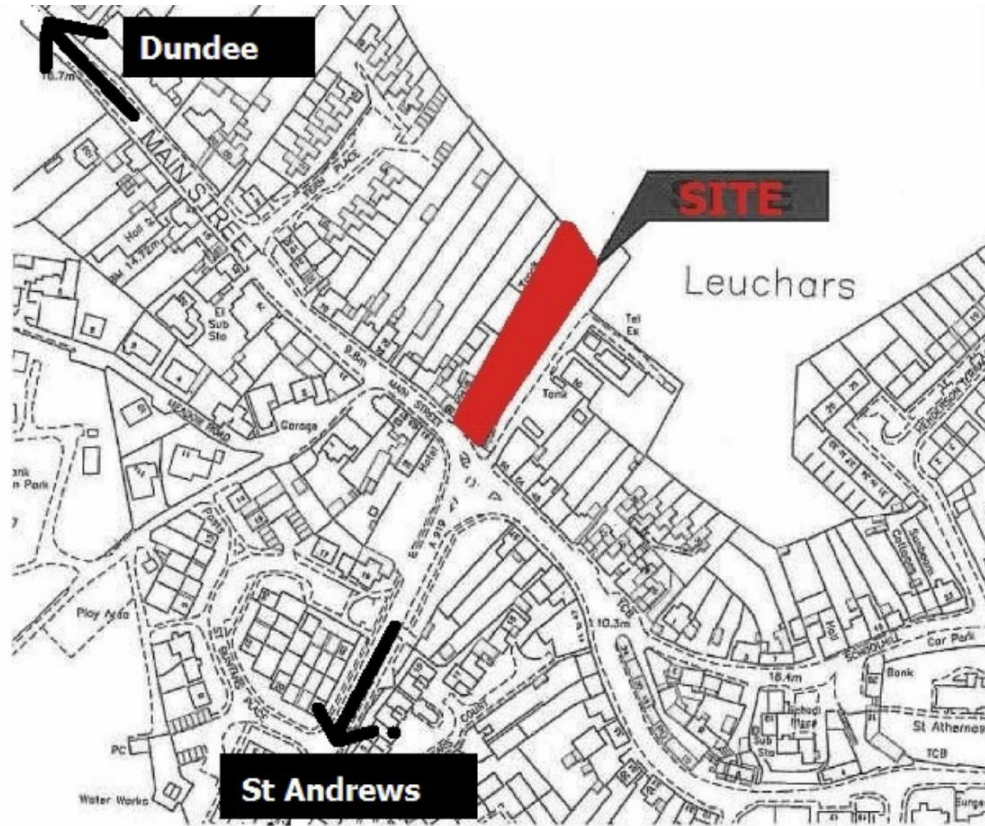
The floor plans and drawings shown on these particulars are for indicative purposes only and the actual sizes etc may vary in the final properties. At ground floor level there is a generously proportioned lounge which incorporates French doors leading to the garden. There is a generous kitchen with a modern range of wall and base units. At upper floor level there are 3 bedrooms and a bathroom. The accommodation is completed by a shower room at ground floor. There is useful double parking positions at both properties.

These excellent detached family homes are convenient for local amenities and services in the town of Leuchars including schools, shops and public transport. Leuchars mainline railway station is a short distance away. For commuters, the City of Dundee and the town of St Andrews are both within comfortable commuting distance along with other North Fife towns.

Location:

Travelling into Leuchars from the Dundee end, just before the roundabout turn left to the side of the Inn to the lane which gives access to the properties.





- Spacious Lounge
- French Doors
- Large Kitchen Fully Fitted
- 3 Bedrooms
- Ground Floor Shower Room
- Bathroom With Ceramic Tiles
- Gas CH & Double Glazing, Combi Boiler
- Security Alarm
- Double Glazing
- Convenient Dundee & St Andrews
- Generous Gardens

Viewings & Enquiries:

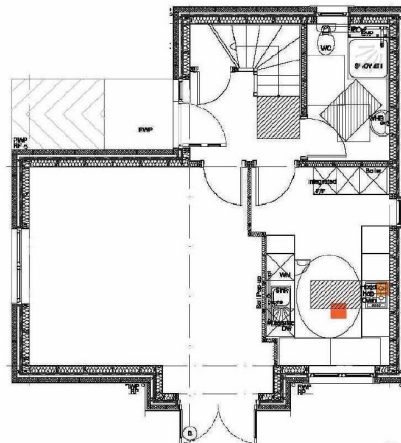
Thorntons Property Services

Whitehall House
33 Yeaman Shore
Dundee

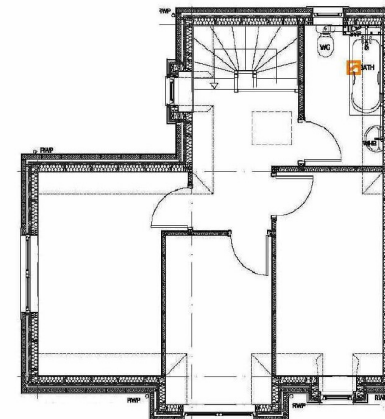
Tel: 01382 200099

Ref: 15217

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 Fife
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Rooms	metres (approx)	feet/inches (approx)
Lounge	16'7" x 16'2"	5.05m x 4.92m
Kitchen	14'2" x 9'10"	4.32m x 3.00m
Shower Room	9'9" x 5'9"	2.96m x 1.75m
Bedroom 1	14'2" x 10'2"	4.32m x 3.10m
Bedroom 2	11'8" x 7'10"	3.56m x 2.40m
Bedroom 3	14'2" x 7'11"	4.31m x 2.41m
Bathroom	9'9" x 5'9"	2.97m x 1.75m



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Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.



New Villa
Plot 2 Main Street
Leuchars

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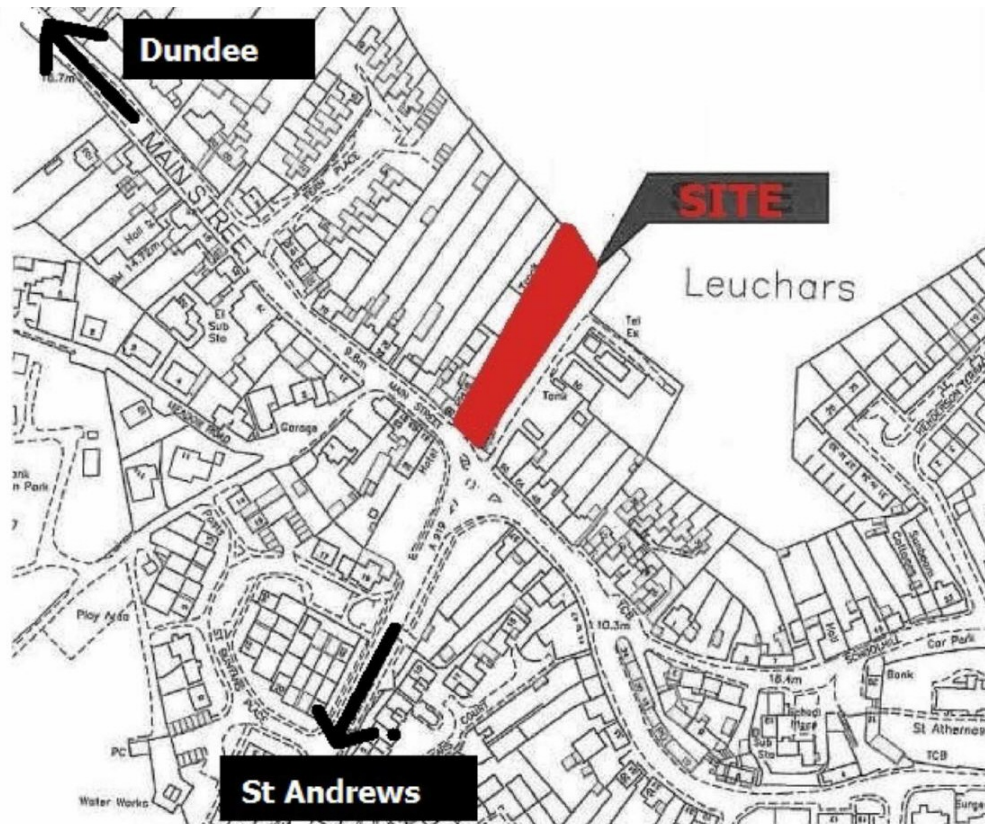
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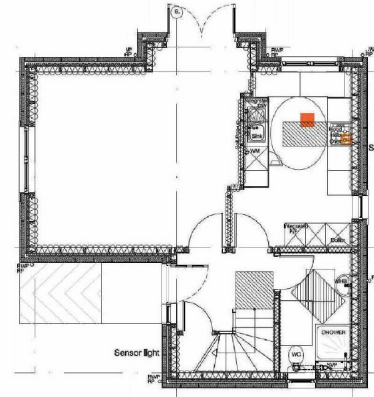
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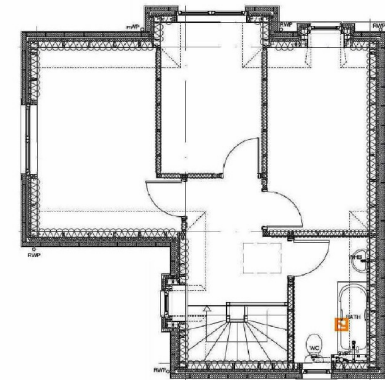
Tel: 01382 200099

Ref: 15303

New Villa
Plot 2 Main Street
Leuchars



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