

Blackadders



10 Valley Gardens, Leslie, KY6 3BF

Fixed Price **£249,950**





Executive Detached Villa
Popular Cul-de-sac
Lounge, Diner
Modern Kitchen
Family/Dining Room
5 Bedrooms, 2 Ensuite
Family Bathroom
Garden Room with Shower Room
Gas CH, Dbl Glaz
Gardens, Garage
Ample Parking

Blackadders are pleased to offer this modern executive detached villa situated towards the end of a popular residential cul-de-sac in the popular town of Leslie. The property occupies a corner position with parking for three cars and is conveniently sited for local amenities.

The accommodation is formed over two levels with the ground floor comprising; hallway with two useful storage cupboards, bright lounge with L shaped diner, modern kitchen with open plan family/dining room, three bedrooms one ensuite, and family bathroom. The large lounge overlooks the front garden area, has an impressive feature fireplace and dining area with French doors to the rear garden. The impressive kitchen has built in appliances (five ring hob, oven, extractor fan, dishwasher) free standing American Style fridge freezer which shall be left and floor and wall mounted units complemented by granite work surfaces. The kitchen opens to the charming family/dining room which has French doors to the rear garden. The bedrooms benefit from built in wardrobes with one bedroom benefitting from an en-suite shower room. The modern family bathroom comprises WC, wash hand basin and roll top bath. A spindle balustrade leads to the first floor accommodation. The upper hall has an open plan study area and doors to two bedrooms. The good sized double bedrooms have built in wardrobes and the generous master bedroom has an en-suite shower room. The study has rear facing Velux windows and a built-in desk. A garden room/studio is located to the rear adjoining the garage. This room has electric heating, double glazing and a shower room. The main property benefits from gas central heating, alarm system and double glazing.

Externally the garden to the front is laid with lawn which sweeps to the side leading to the mono block driveway providing access to the single garage. To the rear the enclosed garden has a patio seating area, lawn, raised bedding, shed outhouse and door access to the garden room and garage.

Blackadders highly recommend an early inspection to appreciate the accommodation and location on offer.







GROUND FLOOR

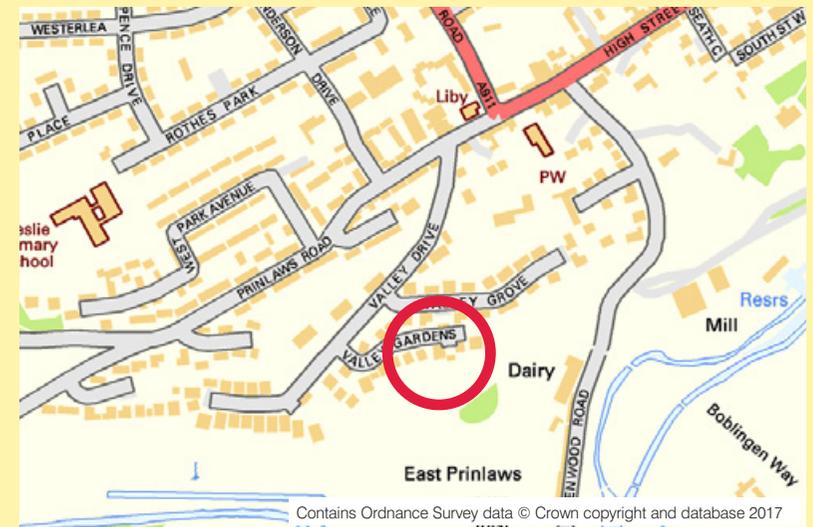


FIRST FLOOR



ACCOMMODATION
(measurements are approx)

Lounge	5.82m x 3.66m	(19'1" x 12'0")
Diner	3.00m x 2.92m	(9'10" x 9'7")
Family/Dining Room	3.81m x 3.81m	(12'6" x 12'6")
Kitchen	5.54m x 2.84m	(18'2" x 9'4")
Bedroom 1	4.34m x 4.19m	(14'3" x 13'9")
Ensuite 1	2.08m x 1.68m	(6'10" x 5'6")
Bedroom 2	3.89m x 3.23m	(12'9" x 10'7")
Ensuite 2	2.29m x 1.40m	(7'6" x 4'7")
Bedroom 3	3.94m x 3.23m	(12'11" x 10'7")
Bedroom 4	3.45m x 3.23m	(11'4" x 10'7")
Bedroom 5	2.62m x 2.41m	(8'7" x 7'11")
Family Bathroom	3.23m x 2.36m	(10'7" x 7'9")
Garden Room/Studio	3.66m x 2.29m	(12'0" x 7'6")
Shower Room	2.29m x 1.45m	(7'6" x 4'9")



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