

# INCHKEITH

5 bedroom detached villa with integral garage



 The  
**Avenues**  
LOCHGELLY • FIFE

This striking 5-bedroom villa offers the ultimate in spacious modern living. With a large welcoming entrance hall leading to a spacious lounge and onto the impressive modern open plan kitchen-dining area with French doors giving access to the rear garden. An integral garage and utility room with a WC completes an excellent ground floor layout. The master bedroom is enviably served by a large walk in wardrobe and luxurious en-suite, a further 4 bedrooms one of which also benefits from an en-suite and well-appointed bathroom, gives this impressive house ample space and facilities to easily accommodate the needs of a larger modern family.

  
**EASY LIVING**  
HOMES

# INCHKEITH

5 bedroom detached villa with integral garage



## CUSTOMER NOTICE

Please note that some properties are built handed (mirror image) to those illustrated.

These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time.

Ground floor	Metric	Imperial
Kitchen / Dining	7325 x 3405	24' 0" x 11' 2"
Utility	1780 x 2100	5' 10" x 6' 11"
Lounge	3765 x 4800	12' 4" x 15' 9"
WC	1780 x 1210	5' 10" x 4' 0"
Garage	3100 x 6000	10' 2" x 19' 8"

First Floor	Metric	Imperial
Bedroom 1	4480 x 3600	14' 8" x 11' 10"
En-suite 1	2100 x 1610	6' 11" x 5' 3"
Bedroom 2	3100 x 3325	10' 2" x 10' 11"
En-suite 2	1430 x 1800	4' 8" x 5' 11"
Bedroom 3	3595 x 2900	11' 10" x 9' 6"
Bedroom 4	3100 x 2620	10' 2" x 8' 7"
Bedroom 5	2315 x 2620	7' 7" x 8' 7"
Bathroom	1905 x 1975	6' 3" x 6' 6"

Area	Metric	Imperial
House	141.4 m <sup>2</sup>	1522 ft <sup>2</sup>
Garage	18.6 m <sup>2</sup>	200.2 ft <sup>2</sup>