



## 16 Institution Street, Buckhaven, Leven, Fife, KY8 1DB

Tastefully Presented, Two-Bedroom, Traditional Upper Villa with Private Garden

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# Property Description

Tastefully presented and spacious, two-bedroom, traditional upper villa with a private garden. Set on a quiet side street in an established residential area of Buckhaven, Fife.

Comprises a vestibule and hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring, gas central heating and double glazing. In addition, there is a feature fireplace for the lounge; and good storage provision, including a loft space offering a conversion opportunity (subject to any planning permission consents).

Externally, the property benefits from a private garden plot to the rear, with a gravel patio area, a lawn and a store shed, a shared drive to the side, and unrestricted street parking.

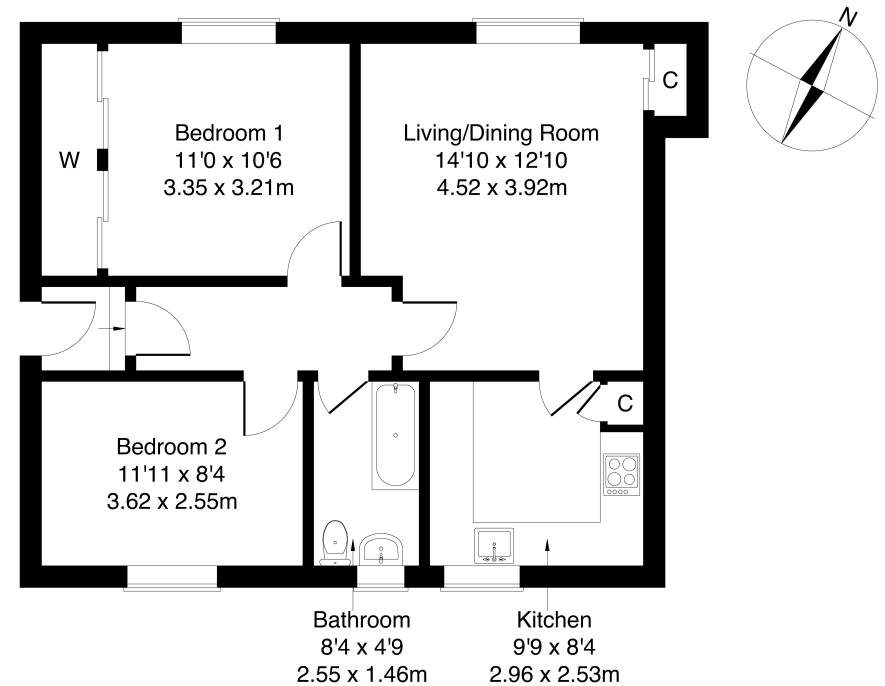
A welcoming entrance vestibule opens into the hall, affording access throughout the property. Set to the front, a spacious living room offers space for dining, finished with neutral decor, wood effect flooring, a gas fireplace, a wall-mount TV point, a press cupboard, plain coving, and twin windows allowing plentiful natural light. Set off the lounge, to the rear, a stylish kitchen is fitted with modern units, marble-effect worktops, splashbacks, and a sink with a drainer; with appliances including an oven, an electric hob, and a washing machine.

Bedroom one is set to the front, offering a generous room for freestanding furnishing, and features a built-in wardrobe with mirror sliding doors and twin windows; whilst, a second generous double bedroom is set to the rear. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls and wood effect flooring.

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## 16 Institution Street, Buckhaven, Leven KY8 1DB

Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Buckhaven, a seaside town on the east coast of Fife, is located between the picturesque fishing villages of the east Neuk and the main towns of Leven, Kirkcaldy and Glenrothes. Buckhaven offers all the expected amenities from a town, whilst nearby Leven, offers a wide range of major stores and supermarkets, as well as many local, specialist shops. Forming part of the Fife Coastal Path and with various open green spaces within walking distance, the area offers superb outdoor

whilst a wide range of golf courses are available in neighbouring towns, with Scoonie and Leven Links Golf courses within close proximity, whilst St Andrews, the renowned Home of Golf is within an hour's drive. For commuters, Edinburgh and Dundee are easily accessible via the A92 or by rail from Kirkcaldy or Markinch railway station; as well as a good bus service between the towns and cities.









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