



Offers Over £495,000
34 Law View



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Law View

Leven, Fife, KY8 5FQ

One of the larger luxury homes within Law View development with an impressive 242 sq.m internal area!!! A truly fabulous EXECUTIVE DETACHED FIVE BEDROOM VILLA located in the much sought after Law View Estate, presented in 'TRUE MOVE IN' condition, an excellent family home awaits you. This spacious property is ideal for the growing family both inside and out, with accommodation comprising; Vestibule, Hallway, Lounge, Open Plan Kitchen Diner, Utility, Master Suite including En-Suite Bathroom, 4 Double Bedrooms (one on the ground floor), Jack and Jill Bathroom, Family Bathroom, Shower Room (on ground floor), Double Garage and Garden Rooms. Designed and constructed by the prestigious Campion Homes, really must be viewed to be appreciated. Viewing strictly by appointment.





Entrance Vestibule

Principal entry to this spacious property is via a composite wood door with glazed inserts with glazed panelling which allows natural light to flow through into the hallway. Oak style timber and glazed panelling internal door gives access to the main hallway. A further fire safety door gives access to the garage. Spot lighting to ceiling.

Hallway

The main 'L' shaped hallway gives access to the lounge, kitchen, bedroom 5, ground floor shower room and turning staircase rising to upper level. Neutral decor, quality oak style doors and finishings, spot lighting to ceiling and carpeted throughout.

Lounge

A spacious room with large bay window formation over looking the front of the property and the community green space beyond. Secondary window looks to the side of the property and allows further natural light. Two further sliding pocket doors lead into the dining area of the kitchen diner, light bright decor throughout with carpeting to the floor, two feature ceiling lights and finished with coving.

Kitchen Diner

A fabulous sized open plan kitchen diner with high end fully fitted quality kitchen, offering a range of floor and floor to ceiling storage units, drawers including pan drawers, Silestone worktop with co-ordinating splashback, inset one and half stainless steel sink with mixer tap. Five burner gas hob with stainless steel extractor above, eye level double oven, integrated fridge freezer and integrated dishwasher. Good sized



centre island offering additional seating with breakfast bar. Ample space to accommodate a large dining table and six chairs with comfort. Large window formation allows light and over looks the well maintained rear garden. Patio door gives access to the garden while a further internal door leads to the utility.

Utility

Utility offers storage unit which co-ordinates with the kitchen, Silestone worktop with inset stainless steel sink and mixer tap. Space and plumbing for automatic washing machine and space for tumble dryer. Further exterior door allows access to the rear garden.

Shower Room (Ground Floor)

Accessed from the main hallway, a good sized shower room comprising; Low flush WC, wall mounted wash hand basin and enclosed fully tiled curved cubicle with electric shower. Over sized designer tiling to remaining walls to half height, tiled floor, radiator and spot lighting to the ceiling.

Bedroom Five (Ground Floor)

Located to the side of the property on the ground floor this double bedroom benefits from double fitted wardrobes to offer storage and large window formation allowing for natural light. Currently being used as a home office but would make an ideal guest room or even a play room.

Upper Level

Master Bedroom

A wonderfully presented master bedroom, located to the front of the property with balcony style full length windows allowing an abundance of natural light and the



main feature of the styled seating area. Two separate sets of built in wardrobes for storage and access to the en suite bathroom. With calm neutral decor throughout with two feature ceiling lights and quality carpeting.

En Suite

Master En Suite comprising; Low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower with both rainfall and hand held fitments. Fully tiled throughout, spot lighting to ceiling, stainless steel heated towel rail and opaque glazed window for light and ventilation.

Bedroom Two

An over sized double bedroom with large window formation over looking the rear garden and onto Largo Law and beyond. Benefitting from quadruple fitted wardrobes with four fully mirrored sliding doors allowing an abundance of storage. A further door allows access to the Jack & Jill En Suite which is shared with bedroom 3.

Jack and Jill Bathroom

Situated between bedrooms 2 and 3, comprising of Low flush WC, wall mounted wash hand basin and shower cubicle with thermostatically controlled shower with rainfall and hand held fitments. Fully tiled through out with wall mounted mirror, stainless steel ladder style heated towel rail and opaque glazed window allowing natural light and ventilation.

Bedroom Three

Again located to the rear of the property a further good sized double bedroom with window formation allowing

views over garden and Largo Law. Benefitting from fully fitted double wardrobe with full mirror sliding doors. further door gives access to the Jack & Jill En Suite.

Bedroom Four

Located to the front of the property another well sized double bedroom. Fully fitted double wardrobe with full mirror sliding doors as well as a further cuboard which allows for extra storage. Light bright decor throughout with central ceiling light.

Family Bathroom

A fantastically over sized family bathroom with four piece suite comprising; Low flush WC, Bath, wall mounted large wash hand basin and separate shower cubicle with thermostatically controlled shower. Cupboard allows for storage, oversized 'Italian' style tiling around half way up the wall on all walls and fully tiled within shower cubicle. Tiled flooring and spot lighting to the ceiling, opaque glazed window allows natural light and ventilation.

Garage

Integral double garage can be accessed via the double up and over doors to the front of the property, an internal door from inside the home itself or from the further external door to the side of the property. An excellent sized garage which houses the boiler heating system, has lighting and fully electrical supply.

Gardens

Garden to the front of the property has been designed for easy maintenance mainly laid to lawn with decorative pebble edging in areas. Fully Mono Block driveway offers off street parking for multiple vehicles





and also allows access to the double garage doors. Garden to the rear has also been designed for easy maintenance mainly laid to lawn with flagstone paved pathways around the property itself. The rear garden is where you will find the wonderful garden rooms.

Garden Rooms

The garden rooms were manufactured and installed by "URBANPODS" Livingston and are fully insulated, double glazed with electrical outlets and thermostatic controlled heating and "AIRE" log burner. A fantastic outdoor space to relax and entertain no matter the weather. Also benefits from external deck style area which accommodates the 5 person Jacuzzi hot tub, 32amp model with 96 jets, lights and speaker system which will be included with the sale. Other Garden furniture and the furniture within the garden room may be available by separate negotiations.

Heating and Glazing

Double glazing and gas central heating with dual floor temperature control.

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape

measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

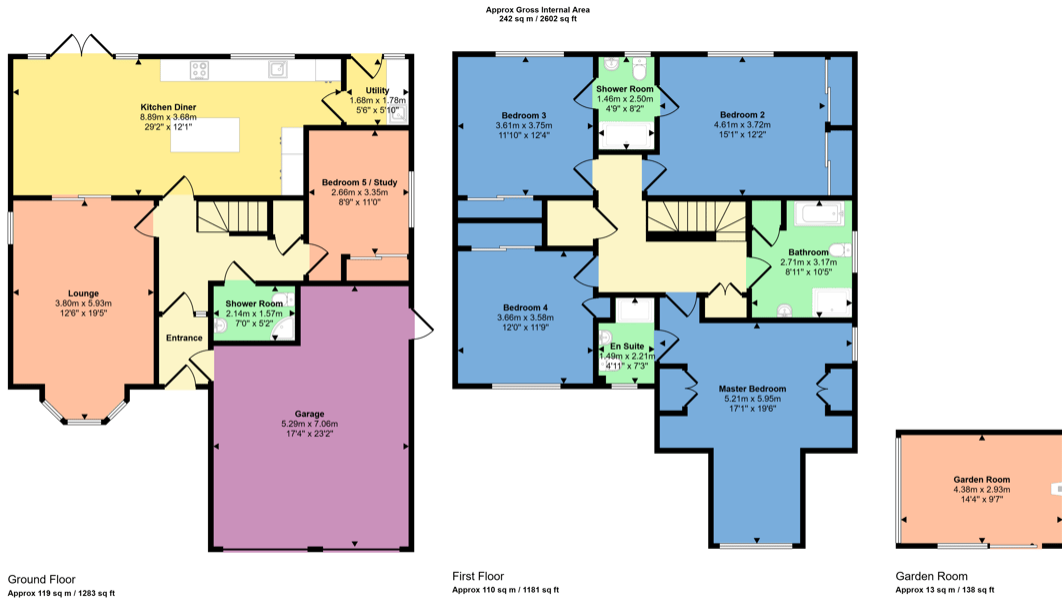
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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