



Property Description

Light and spacious, two-bedroom, main-door, ground-floor flat.

Set in a popular, residential area of the seaside town of Leven in Fife.

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

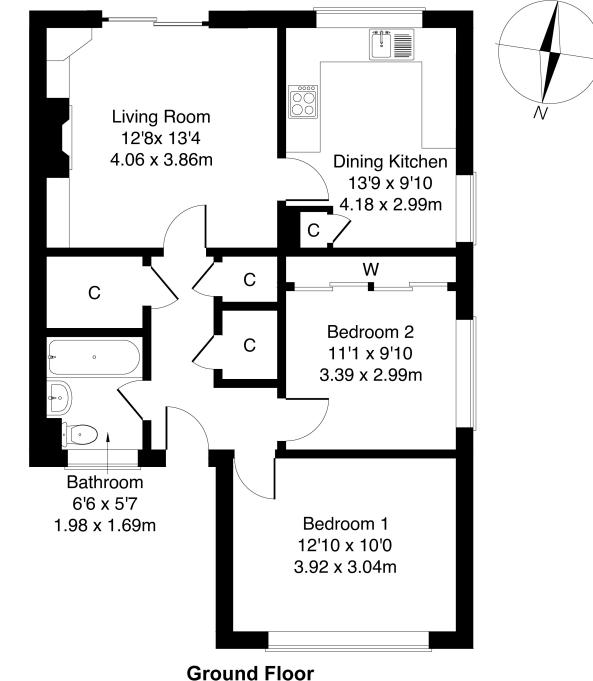
Highlights light, neutral decor throughout, a fitted kitchen and a modern bathroom. In addition, there is double glazing, gas central heating and excellent storage provision, including integrated wardrobes.

Further features include low-maintenance, private, enclosed gardens, including a south-facing rear garden.

A welcoming entrance hall, with generous storage, is finished with neutral decor and wood-effect flooring, which continue into a living room, set to the rear of the property. The spacious reception room includes a feature, stone-built fireplace and opens onto the rear garden, via glazed, sliding doors. Conveniently accessed from the living room, and enjoying the same, sunny aspect, a kitchen provides ample space for seated dining. Including built-in storage, the kitchen is fitted with wood-effect units, an integrated oven, a gas hob and an overhead extractor, whilst plumbing and space are available for additional appliances.

Two double bedrooms are well-proportioned and carpeted for comfort, with one further benefiting from integrated, wardrobe storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and panel, splash walls.



Ground Floor

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

Area Description

Leven is a popular seaside town in Fife, located between the picturesque fishing villages of the east Neuk and the main towns of Kirkcaldy and Glenrothes. The High Street and the Riverside Retail Park provide a wide range of major stores and supermarkets and boast many local, specialist shops. Leven is an excellent lifestyle choice for outdoor activities, with scenic Letham Glen and Silverburn Park offering attractive landscaped and picnic areas. Forming part of the Fife Coastal Path, Leven Beach, with its picturesque promenade, is perfect for outdoor recreation. Scoonie and Leven Links Golf courses are enjoyed by golfers at all levels, whilst St Andrews, the renowned the Home of Golf is within

an hour's drive. A good range of schooling is available, including three well-regarded primary schools, with secondary education provided at Levenmouth Academy. For commuters, Edinburgh and Dundee are easily accessible via the A92 or by rail from Markinch railway station (6 miles). The town itself will welcome a new railway station in 2024.





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