



Offers Over £525,000

Lawview

Links Road



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# Lawview

Leven, KY8 4HS

Set within the highly sought-after Leven Links Conservation Area, this exceptional four-bedroom detached home offers a rare opportunity to acquire a property of outstanding craftsmanship and style. From the moment you enter, the stunning granite flooring and imported American white oak finishes guide you through an elegant and generously proportioned living and dining space. A blend of rich timber and exquisite granite flooring enhances the home's sense of sophistication, complemented by a soft, neutral decor throughout. The thoughtfully designed open-plan kitchen, dining and family area features solid wood cabinetry and flows seamlessly into the private rear garden, creating an ideal setting for modern living. The upper level is accessed via a beautiful gallery landing and hosts four spacious double bedrooms, two of which benefit from en suite facilities, along with a beautifully appointed family bathroom. Externally, the property offers private parking, a driveway, basement and garage. With the golf course and beach quite literally on the doorstep—and the railway station, primary schools, restaurants, nature walks and a range of local amenities all within easy reach—this is a truly outstanding home in an enviable location.





### Vestibule and lower hall

Step inside through the composite front door, featuring a decorative glass inlay, into a welcoming vestibule. From here, double-glazed doors open into the impressive lower hall, an area that immediately conveys quality and craftsmanship. The custom-built staircase, banisters, handrails, and all internal doors are beautifully finished in imported American white oak, creating a cohesive and luxurious feel. A large storage cupboard houses the fuse boxes and benefits from a porthole window that brings in natural light. The lower level is finished with striking polished "Blue Pearl" granite floor tiles, complete with underfloor heating throughout.

### Lounge

Step down into this superb living space, which opens directly onto the rear garden to create a seamless indoor - outdoor connection. The high standard of finish continues with engineered oak flooring throughout. Twin arched openings frame the entrance to the lounge, giving the room a grand, elegant feel and enhancing the natural flow between spaces. From the lounge, access is also provided to the dining room. Ceiling down lights and ceiling speakers.

### Dinning Room

Quality engineered oak flooring extends throughout the dining room and the adjoining space, creating a seamless and elegant finish. Access is provided through American white oak pocket doors, adding to the home's bespoke craftsmanship. The dining room enjoys two windows overlooking the rear garden, allowing natural light to fill the space.

### Kitchen Diner and family room

A superb addition to the home, this impressive space is arranged over two levels. The kitchen features solid oak cabinetry with both wall and base units, complemented by polished "Blue Pearl" granite worktops and matching floor tiles. A Belfast sink with mixer taps, five-burner gas hob with extractor, integrated oven, microwave and dishwasher, and kick-plate spot lighting all contribute to the high-end finish. Ceiling spotlights enhance the atmosphere. There is ample space for an American-style fridge freezer, along with a breakfast-bar seating area positioned to face the trio of front-facing windows. There is also room for a separate dining table if desired. The composite back door is located within the kitchen. Step down into the family room, where engineered oak flooring continues the sense of quality. Professionally decorated with white cornice and ceiling speakers. French doors open directly onto the rear garden, creating a bright, inviting space ideal for everyday living

### Utility Cupboard

A dedicated utility cupboard provides space for a washing machine and tumble dryer (appliances not included). Within this cupboard is the internal access door to the garage, offering excellent practicality.

### Downstairs WC

The downstairs w/c is located at the front of the property within the lower hall. The room has a lovely porthole window giving natural light to this room. This room is tastefully decorated and the floor is "blue pearl" granite. Space saving sink and low flush toilet.





### Upper hall

The upper gallery landing sweeps around the home, providing access to all rooms and the upper-level storage cupboard. As with the lower floor, the doors, banisters and finishings are beautifully crafted from imported American white oak, continuing the home's exceptional standard of workmanship. Ceiling spotlights and a striking long hanging feature light add a touch of sophistication to the space. Natural light pours in through the light tunnel, capped with an exquisite, custom-made roof window.

### Family Bathroom

An absolutely stunning space, featuring a beautiful arched frosted window that adds both character and privacy. The room includes a white freestanding bath with mixer taps and handheld shower, complemented by an ornate sink and matching toilet. A corner shower with frosted curved doors and a dual rain-shower head provides a luxurious finish. The decor is completed with Porcelanosa grey floor tiles and white wall tiles with detailed accents, along with a heated towel radiator for added comfort.

### Bedroom one

Extremely large double carpeted bedroom to the front of the property. Two large windows make the room feel fresh and airy. Double mirrored wardrobes. Light coloured decor with white cornice. Attic access for additional storage via Ramsay ladder, floored with lighting.

### En Suite Bedroom one

Large en suite shower room. Comprises of double sized shower with grey wet wall, low flush toilet, space saving sink within a vanity unit. Frosted window for privacy and ventilation. Heated towel rail. This room is tastefully decorated in Porcelanosa slate effect floor tiles, white wall tiles with grey border detail.



### Master - bedroom two

Situated to the rear of the property this again is a generous sized double with 5 windows flooding the room with natural light. The master bedroom has a "peek through wall" creating a separate area for a wall of sliding mirrored wardrobes. Carpeted with light decor, white cornice, ceiling down-lights and ceiling speakers.

### Ensuite master

Recently updated, this stylish en suite features a corner bath with mixer tap and handheld shower, alongside a generous double-size shower fitted with a rain-effect head. A double sink with vanity unit, low-flush toilet, and heated towel rail complete the suite. A frosted window provides natural light while maintaining privacy. The decor is fresh and modern, with grey patterned floor tiles and white wall tiles accented with subtle grey detailing. Ceiling speakers are also fitted.

### Bedroom three

Well proportioned double sized bedroom which overlooks the rear garden and views of The Firth of Forth. Two windows provide natural light. This room is currently being used as an office.

### Bedroom four

Generous sized double bedroom with double aspect windows overlooking Links Road. Double fitted mirrored wardrobe. Carpeted with neutral decor, white cornice. Access to the attic via a Ramsay ladder. Attic space floored with lighting.



### Gardens, drive, garage and basement

The property enjoys a neatly maintained front garden, laid to lawn and enclosed by a wall, with a side path providing convenient access to the rear. The mono-blocked driveway offers parking for two cars and leads to the single garage, which features a remote electric door. The garage houses the Worcester boiler (serviced annually) and allows access to the basement, originally an air-raid shelter, via concrete steps concealed beneath large metal floor plates. The basement itself is approx 3.2m long x 2.1m wide. This space provides excellent addition storage. The rear garden is fully private and designed for both relaxation and play. It includes a charming summer house, a children's playhouse, and a landscaped border running along the back wall. The garden can be accessed directly from the lounge and family room, creating an easy indoor-outdoor flow

### Glazing and heating

All windows are compliant with conversation area guidelines. The windows internally are American white oak and externally white UPVC, all windows were imported from America and are extremely high quality. Lower level - under floor heating. Upper floor - Gas central heating.

### Contacts

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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.

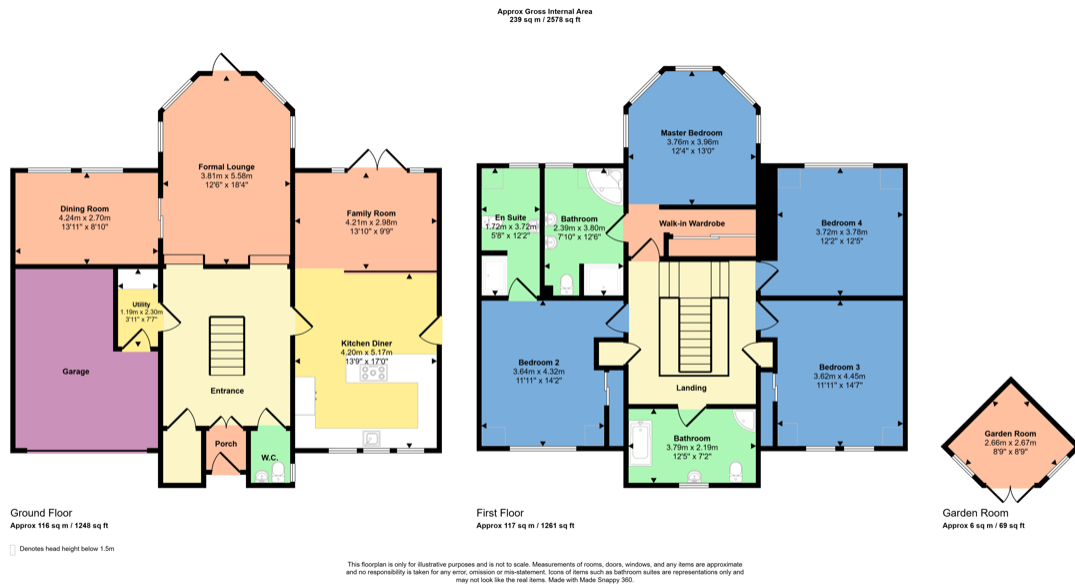
### MORTGAGE & FINANCIAL ADVICE

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	<b>84</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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