



Offers Over £184,000
14 Lawrence Street



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Lawrence Street

Buckhaven, Leven, KY8 1BQ

This attractive four-bedroom semi-detached home in Buckhaven offers generous living space and a host of desirable features. The property boasts spacious, well-proportioned rooms throughout, complemented by a newly completed conservatory that provides a bright and versatile extension to the living area.

To the rear, a private enclosed garden creates a secure and peaceful outdoor retreat, ideal for family use and entertaining. The front of the property benefits from a mono-block driveway, providing convenient off-street parking.

Perfectly situated, the home lies within easy reach of local schools, transport links, and everyday amenities, making it an excellent choice for families and commuters alike.





Vestibule and Hall

Access is provided through a modern UPVC front door leading into a welcoming vestibule, finished with a laminated floor and an internal glass door that enhances natural light. The main hall boasts impressive high ceilings and a contemporary grey laminated floor, complemented by a carpeted stairway with a graceful left turn. A charming shelf detail midway up the stairs adds character, while a window at the top landing ensures the space is bright and airy.

Lounge

A generously proportioned lounge with impressive high ceilings and a sense of space throughout. This room benefits from direct access to both the kitchen and the recently completed conservatory, offering excellent flow and versatility. Currently unused, it presents a blank canvas for buyers to create a welcoming living area tailored to their needs.



Bedroom one

A well-proportioned double bedroom is conveniently situated on the ground floor, featuring a front-facing window that allows natural light into the space. The room is enhanced by its impressive high ceiling with decorative cornice detail. Practical inbuilt storage completes the room, offering functionality.

Bedroom two

Currently utilised as a lounge, this spacious carpeted room offers excellent versatility. The great proportions and high ceilings are enhanced by decorative cornice, while a large bay window overlooks the front driveway and allows natural light into the room, creating an elegant and welcoming atmosphere.

Bedroom three

A well-proportioned double bedroom, thoughtfully converted from attic space, offering both character and practicality. A Velux window fills the room with natural light, while a cleverly designed recess provides the perfect spot for a dressing table or additional storage. This layout makes the space both functional and versatile.



Bedroom four

A large and generously proportioned bedroom, enhanced by a charming bay window that floods the space with natural light. Historically converted from attic space, its layout offers versatility for furnishings while retaining a warm and inviting atmosphere.

Kitchen

This galley-style kitchen is finished with classic checkered wall tiles and high gloss units, creating a timeless look. Sleek and practical, it is fitted with an integrated oven, hob, and extractor, ensuring a streamlined cooking area. The layout provides dedicated space for a washing machine, tumble dryer, or dishwasher, along with ample room for a fridge freezer. To the rear, a small vestibule offers convenient access through the back door, while a newly fitted window opens into the conservatory, enhancing natural light.



Bathroom

The bathroom is thoughtfully designed with neutral décor that creates a calm and contemporary atmosphere. A high Velux window allows natural light. Practical inbuilt storage ensures everyday essentials are neatly tucked away, maintaining a clean finish. The suite includes an over-bath shower with a modern screen, combining convenience with style. A sleek tall towel heater/radiator completes the room.

Conservatory

A recently completed conservatory, finished in summer 2025, extends from the lounge and provides direct access to the rear garden. While currently utilised as a storage area, this versatile space offers excellent potential to be transformed into a bright and inviting living or dining zone, enhancing the home's connection between indoors and outdoors.



Gardens

The front garden has been converted into a mono block drive to give off street parking. The easy maintained area can accommodate at least 2 vehicles.

The rear garden is private and secure, access can be gained from the conservatory and rear door. The split level attractive design is comprised of paving, chip stones and decking with storage shed. The side access path is secured by a high gate, this side path gives access from front to back.

Heating and Glazing

Double glazing throughout
Combi Gas Central Heating

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.

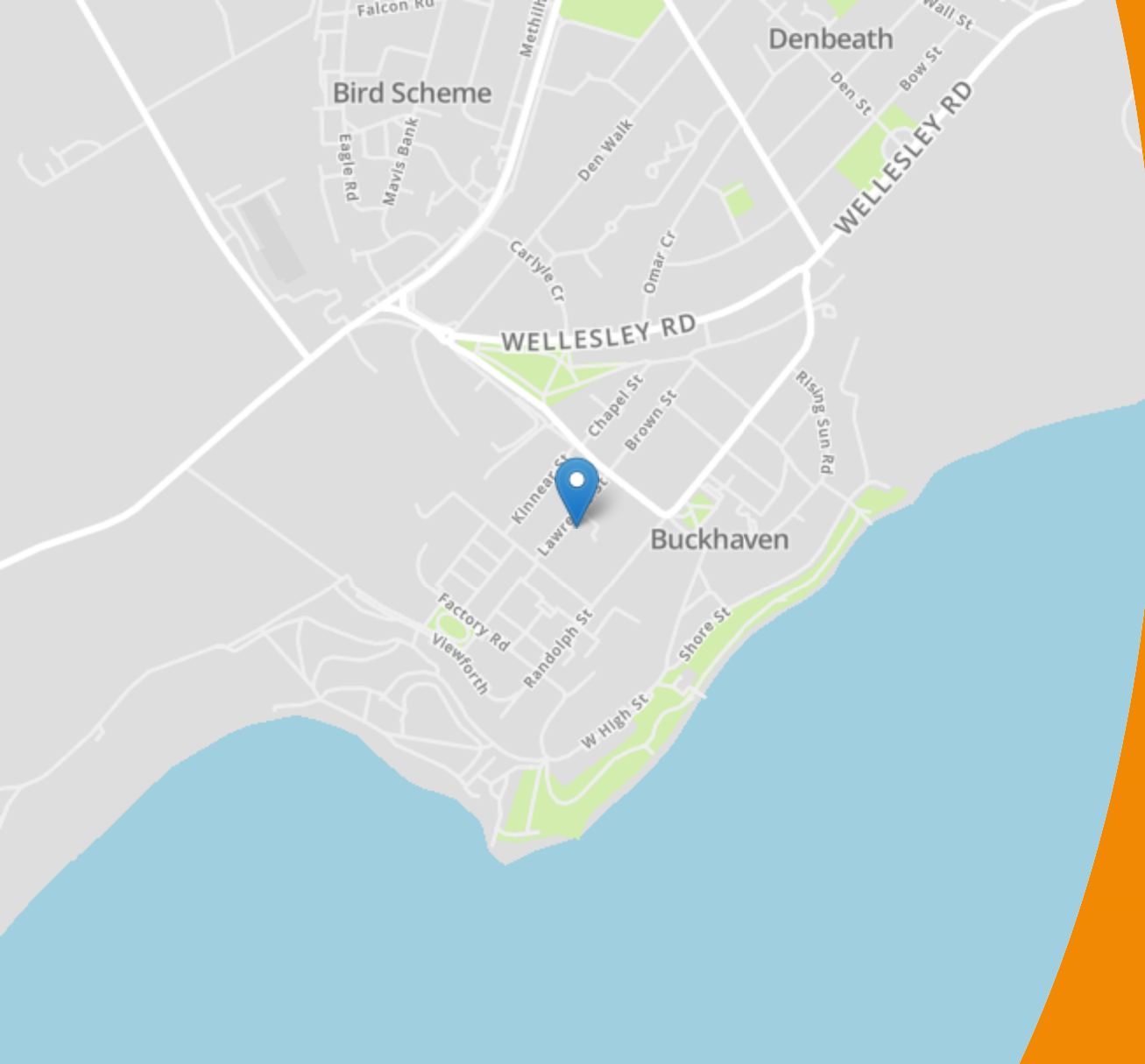
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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