



8 Glengrove, Leven, Fife, KY8 5BE

light and Tastefully Presented Two-Bedroom, Semi-Detached Villa with Gardens

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Property Description

Light and tastefully presented south-facing two-bedroom, semi-detached villa, with gardens. Set 'off-street', on an elevated plot, in an established residential area of the popular seaside town of Leven, Fife.

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

With light modern throughout, there is a modern fitted kitchen and stylish bathroom, and continuous flooring. In addition, there is gas heating, double glazing, and excellent integrated storage.

There is a lawn to the front, whilst an enclosed rear garden features patios and a store shed.

An inviting entrance with wood-effect flooring welcomes you into the property, flowing seamlessly into the spacious living and dining area, enhanced by a large window that fills the room with natural light and complemented by a wall-mounted TV point. Continuing through, the kitchen retains the wood-effect flooring and features matching countertops, a stainless steel sink with drainer, an integrated oven and electric hob with canopy above, and a dishwasher, while a separate utility room provides additional space for two appliances along with useful cupboard storage.

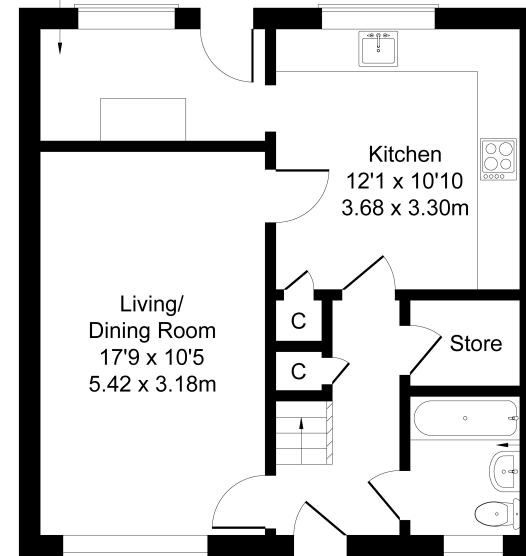
Upstairs, carpeted flooring leads to the first bedroom, finished with light décor, continued carpeting, and built-in cupboards, while the second bedroom also benefits from a built-in cupboard and a wall-mounted TV point. Completing the home, the family bathroom comprises a modern three-piece suite with panelled walls, a shower over the bath, and a ladder-style radiator.



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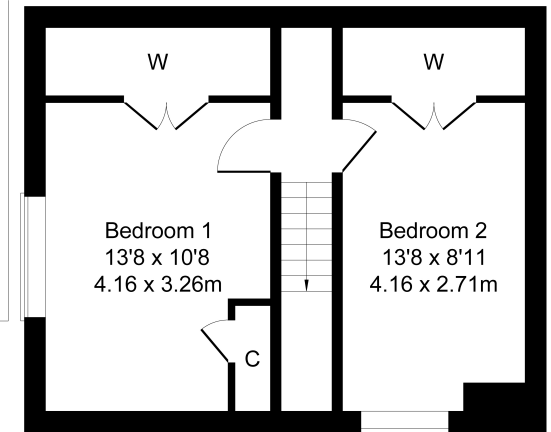
Approximate Gross Internal Area: (915 sq ft - 85 sq m.)

Utility
10'5 x 5'2
3.17 x 1.58m



Ground Floor

Bathroom
6'5 x 5'1
1.96 x 1.55m



First 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 Riverside Retail Park offer a wide range of major stores, supermarkets and many local specialist shops. Leven is an excellent lifestyle choice for outdoor activities, with scenic Letham Glen and Silverburn Park providing attractive landscaped and picnic areas. As 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 of all levels, while St Andrews, the renowned 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, six miles away.





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