



48 West High Street, Buckhaven, Leven, Fife, KY8 1AL

Light-Filled and Stylishly Updated, Three-Bedroom Period Villa with Private Gardens

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Property Description

Light-filled and stylishly updated three-bedroom period villa with private gardens, elevated sea views, and a flexible layout just moments from the Buckhaven waterfront. Set on an elevated plot in the coastal village of Buckhaven, offering panoramic skyline and sea views.

Comprises a vestibule, family/dining room, living room, kitchen, three double bedrooms, a shower room, and a family bathroom.

Tasteful mix of period charm and contemporary finishes throughout a generous and flexible floor plan. Modern fitted kitchen with quality appliances, stylish bathrooms, and contemporary lighting throughout.

Features gas central heating, double glazing, good storage including a cellar and floored loft.

Enclosed private garden with electrics and plumbing, set over four terraces with patios, planting beds, lawn, and two large store sheds.

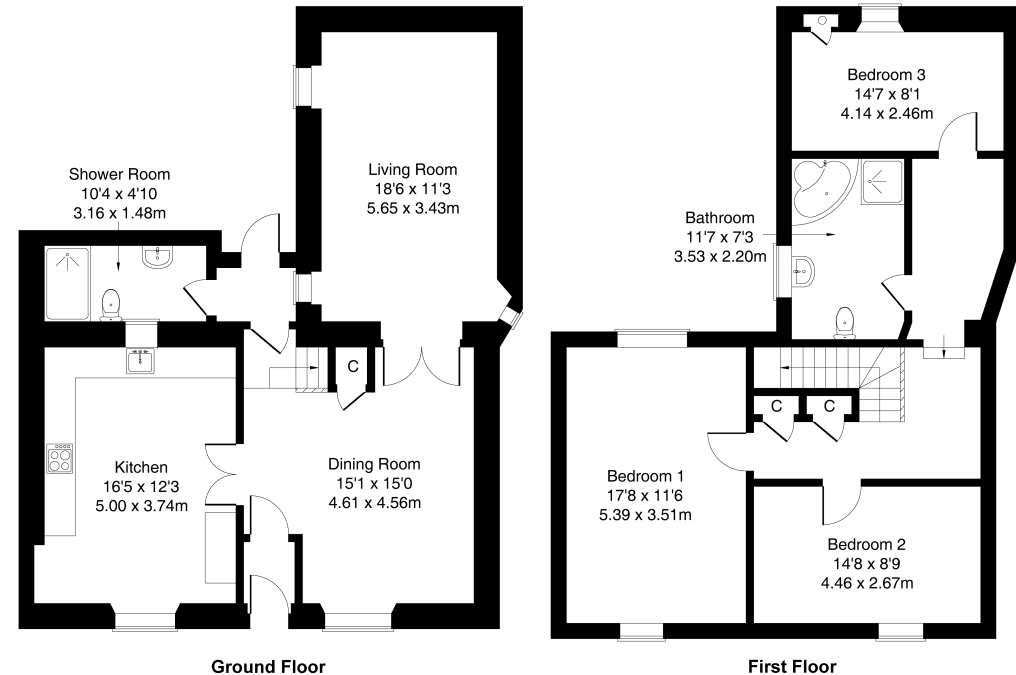
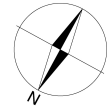
A vestibule opens to a spacious dining and family room with hardwood flooring, a period fireplace, and understair storage. French doors lead to a large kitchen with modern units, features and recessed lighting, hardwood flooring, and space for a breakfast table. Appliances include a range cooker, washing machine, dishwasher, and American-style fridge/freezer. A second set of French doors connects to the rear-set living room with a fireplace, wall-mounted TV point, and integrated projector system. A rear hall gives access to the garden and a modern shower room with a skylight and double cubicle.

Upstairs, the main hall has two store cupboards and accesses two double bedrooms, including the front-facing principal with wardrobes and sea views. A second hall with a sliding door offers storage space and leads to the family bathroom with a corner bath, separate shower, and quality imported fittings. The third bedroom is set to the rear with carpeted flooring and a TV point.



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Approximate Gross Internal Area: (1528 sq ft - 142 sq m.)



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

Area Description

Buckhaven is a charming coastal town in Fife, well-served by a variety of local amenities including shops, schools, and leisure facilities. Nestled near the picturesque Fife Coastal Path, the area offers beautiful walking routes and easy access to sandy beaches. Excellent transport connections to Kirkcaldy, Glenrothes, and beyond make Buckhaven a convenient

choice for commuters. The town is currently benefiting from ongoing regeneration efforts, further enhancing its appeal. Surrounded by scenic coastline, open countryside, and several golf courses, Buckhaven presents a fantastic opportunity for those seeking a relaxed coastal lifestyle with excellent value.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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