



Offers Over £425,000
35 Leven Road



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Leven Road

Lundin Links, Leven, KY8 6AH

This impressive four-bedroom detached villa offers spacious, modern living in a beautifully designed layout ideal for families. Featuring generous room sizes throughout, the home includes a bright and welcoming lounge, a good sized kitchen with ample dining space, formal dining or 5th double bedroom, the upper level accommodates a further 3 double bedrooms, a Nursery/study, shower room and separate W/C. Large windows fill the property with natural light, while the private garden and driveway add convenience and outdoor enjoyment. Versatile and wonderfully proportioned, this villa is an excellent opportunity for those seeking a comfortable Family home. Viewing strictly by appointment.





Entrance Vestibule

Entry to this family home is via modern split UPVC door into a vestibule area. A further wood and glazed panel door gives way to the main hallway.

Hallway

A bright spacious hallway with doors allowing access to the Lounge, Kitchen diner, Utility, Formal dining room/ /bedroom 5 and Shower Room. A wide staircase rises and turns to the upper level. Large window formation at the turn of the stairs allows plenty of natural light.

Lounge

An excellent sized room with a fantastic large bay window and large side window formation flooding the room with natural light. The room benefits from a feature fireplace with wooden mantle and marble effect hearth. Further wood and glazed panel door egresses to the conservatory.



Conservatory

Located to the rear of the property overlooking the well maintained garden. Extensively glazed for the greater part of the front of the conservatory with French style patio doors allowing access to the rear garden. Two window formations look into the kitchen dining room. A bright space with tiled flooring and neutral decor throughout.

Kitchen Diner

Excellent size kitchen diner offering a variety of wall and floor storage units, drawers and wine rack. Wipe clean work surfaces with inset stainless steel sink, drainer and mixer tap, hob with oven below and concealed extractor fan above. Space for free standing fridge freezer, space and plumbing for dishwasher. Dining area spacious enough for a family dining table and extra furniture. Double window aspects look into the conservatory and UPVC exterior door gives access to the garage.

Utility

Utility room offers a variety of wall and floor storage units, wipe clean work surfaces and large sink. Space and plumbing for automatic washing machine. Utility also houses the combi boiler.



Bathroom

Remodelled wet room located on the ground level offers walk in shower facility with thermostatically controlled shower, low flush wc and wash hand basin. Extensively wet walled, tiled splashback at sink. Window allows natural light and ventilation.

Formal Dining Room/Bedroom 5

Located to the side of the property with window formation looking to the front and side driveway and garden. A good sized room previously used as a formal dining room but could be used as a fifth bedroom. Decorative coving and central ceiling rose, serving hatch opens to the kitchen.



Upper Level

Bedroom 1

A good sized double bedroom located to the rear of the property with window formation allowing plenty natural light. Tripe built in wardrobe and further press style cupboard allow for storage.

Bedroom 2

Excellent sized room with two window formations to the back and side of the property and views across the Forth. Room also benefit from wash hand basin inset onto vanity unit with storage below and wall mounted mirror. Double built in wardrobe.

Bedroom 3

Another double bedroom with window formation over looking the rear enclosed garden.

Nursery/Study

A further bedroom currently being used as a study/home office, would also make an ideal nursery.

Shower Room

Shower room offering large walk in shower, wash hand basin inset into vanity unit with storage. Opaque glazed window offers natural light and ventilation. Tiled flooring and walls to halfway height.

W/C

Offering separate facilities to the shower room comprising; low flush wc and wash hand basin.



Garage

Excellent sized garage allowing both storage and vehicle access. UPVC doors to both front and rear of the garage allow pedestrian access also. Windows allow for natural light, electrical points and lighting, further UPVC door enters into the kitchen diner.

Heating & Glazing

Double glazing and gas central heating.

Gardens

A well maintain enclosed garden wraps 360 degrees around the property, large double gates give vehicle access to the front of the property where it is extensively Mono blocked allowing off street parking. The enclosed rear garden is mainly laid to lawn with bordering shrubberies and path way leads to main entrance of the property.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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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