



2 Coldstream Park, Leven, KY8 5TB

Offers Over £270,000

Amazing 4 Bedroom 2 Reception Detached Villa on a **SUBSTANTIAL ELEVATED PLOT** located in a **CUL-DE-SAC** within easy walking distance to the Fife Coastal Path, Beach, Golf Course and Town Centre. Great commuter links via road and rail in nearby Leven leading directly to Edinburgh. Ideal family home, ready to move in. Accommodation: Hall, lounge dining room, kitchen, conservatory, master bedroom with an ensuite W.C, 2 further double bedrooms, good-sized single bedroom and a bathroom. DG. GCH. Gardens. Driveway. **TANDEM GARAGE**. **PERSONAL PROPERTY TOUR** available online.



LOCATION

Leven is a seaside town in Fife which has an abundant range of local services and leisure activities. The High Street and retail park have a wide range of major shops and supermarkets (Sainsbury, B & Q, Starbucks, Costa, McDonalds) including many local specialist stores. A choice of 3 primary schools with secondary education provided at Levenmouth Academy. When it comes to leisure activities there is the recreational woodlands, Letham Glen, Silverburn Forest, Leven beach (which is part of the Fife Coastal Path), Scoonie and Leven Links Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews - the Home of Golf and the East Neuk are both within an hour's drive. Commuting to Edinburgh and Dundee can be by car via the A92, train via Cameron Bridge Station or Bus via Leven Bus Station.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with opaque double-glazed inlet leading into the spacious hallway. Radiator. Carpeted. Spiral staircase leads to the master bedroom.

LOUNGE DINING ROOM 21'1" x 13'10" (6.43m x 4.22m)

Bright lounge dining room with double-glazed windows to the front and side. 2 radiators. Carpeted.

KITCHEN 15'3" x 10'0" (4.67m x 3.06m)

Good-sized kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, eye level ovens with additional space for freestanding appliances. Double-glazed window to the side. Radiator. Vinyl flooring. Doorway to the conservatory.

CONSERVATORY 11'0" x 8'9" (3.37m x 2.67m)

Bright conservatory with wrap around double-glazed windows overlooking the rear garden. Carpeted. Double-glazed UPVC door provides access to the rear garden.

BEDROOM 2 13'0" x 9'10" (3.97m x 3.01m)

Spacious double bedroom with double-glazed window to the front. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3 11'10" x 10'9" (3.61m x 3.29m)

Additional double bedroom with double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 4 11'10" x 6'11" (3.63m x 2.12m)

Good sized single bedroom with double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM 11'10" x 6'2" (3.61m x 1.90m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a pivot screen and thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Karndean style flooring.

MASTER BEDROOM 24'9" x 20'5" (7.56m x 6.24m)

Spacious and bright master bedroom with double-glazed windows to the rear and side creating potential to divide the space. Walk in cupboard provides storage space and houses the gas central heating combi boiler. Additional eaves storage. Engineered hardwood flooring. Doorway to the ensuite W.C.

ENSUITE W.C 8'2" x 4'2" (2.51m x 1.29m)

2-piece suite comprising: W.C and vanity wash hand basin. Engineered hardwood flooring.

GARDEN

Located on a substantial plot the front of the property is mainly laid to lawn with borders containing established shrubs and trees with steps leading to the rear garden. A mono bloc driveway allows off street parking for several vehicles with an additional mono bloc driveway to the front providing further off-street parking and access to the tandem garage. To the rear of the property is an elevated garden mainly laid to lawn with borders containing established plants and shrubs. The advantage of this garden is it mainly sits in the sun throughout the day providing the ideal opportunity to relax and enjoy leisure time.

TANDEM GARAGE 36'8" x 13'11" (11.20m x 4.26m)

Spacious garage accessed via an electronic metal door provides secure parking with fixed shelving creating an abundance of additional storage space. Provision for light, power and plumbing with concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

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