

Rose Cottage Church Road, Leven, KY8 4JB

Offers Over £399,950

Fife Properties

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STUNNING 4 Bedroom 3 Reception Linked Detached Victorian Period Villa with many ORIGINAL FEATURES situated on an ELEVATED PLOT with an attic room, home office and a garage, a few minutes' walk to Leven Beach and within easy walking distance to Leven High Street, Retail Park, Primary School, Golf Courses, Swimming Pool, and Leven Train Station. Accommodation: Entrance hall, sitting room, living room, dining room, breakfasting kitchen, laundry / accessible shower room, 4 double bedrooms, attic room, bathroom and shower room. DG. GCH. Beautiful, landscaped gardens. Garage and off-street parking. 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.

ENTRANCE HALL
Access is via a solid timber door leading through the vestibule with beautiful period features into the spacious entrance hall. Carpeted stairway with restored stained-glass window to the rear and feature timber balustrade lead to the upper landing. Cornicing. Dado rail. Radiator. Carpeted.

SITTING ROOM
20'5" x 14'6" (6.23m x 4.44m)
Bright sitting room with double-glazed bay window to the front overlooking the garden and double-glazed window to the side. Feature brick fireplace with a gas fire set on a stone tiled hearth. Cornicing and ceiling rose. Dado rail. Radiator. Carpeted.

LIVING ROOM
19'0" x 12'1" (5.81m x 3.70m)
Spacious living room with double-glazed bay window to the front overlooking the garden. Feature fireplace with a gas fire set in a decorative surround with a marble hearth. Alcove provides display/storage space. Cornicing and ceiling rose. Dado rail. Radiator. Carpeted.

DINING ROOM
13'10" x 11'10" (4.22m x 3.62m)
Good-sized dining room with double-glazed window to the rear. Cupboard provides shelving/storage space. Picture rail. Dado rail. Radiator. Carpeted. Access to the breakfasting kitchen.

BREAKFASTING KITCHEN
15'1" x 12'6" (4.60m x 3.82m)
Contemporary breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting quartz worktops and wet walled splashback. Peninsula unit provides additional storage and a social dining space. Integrated NEFF appliances include gas hob, extractor fan above, 2 eye level ovens, fridge, freezer and a dishwasher. Opaque double-glazed window to the rear. Radiator. Luxury vinyl tile flooring. UPVC double-glazed patio door provides access to the front garden. UPVC door with decorative double-glazed window provides access to the off-street parking to the rear.

SHOWER ROOM
7'8" x 6'5" (2.35m x 1.98m)
2-piece suite comprising: Wash hand basin and shower enclosure with a pivot door and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring. Doorway to the W.C.

W.C
3'11" x 2'6" (1.21m x 0.78m)
Separate W.C off the shower room with an opaque double-glazed window to the side. Cupboard provides storage space. Tiled flooring.

LAUNDRY/SHOWER ROOM
12'2" x 10'0" (3.72m x 3.05m)
Convenient laundry room comprising: Wall mounted, floor standing units and an accessible walk-in, wet walled shower area with digital shower control. Cupboard provides additional shelving/storage space. Double-glazed window to the rear. Cornicing. Radiator and kickboard heater. Vinyl flooring.

UPPER LANDING
Cupboards provide storage space. Cornicing. Radiator. Carpeted. Timber door leads to the attic room via timber stairs, this space can be repurposed and has a great degree of flexibility of use which could be an amazing play room/den, with a double-glazed window to the front providing ample natural light.

BEDROOM 1
13'5" x 10'5" (4.11m x 3.20m)
Good-sized double bedroom with double-glazed window to the rear. Cornicing. Radiator. Carpeted.

BEDROOM 2
14'5" x 13'1" (4.41m x 4.01m)
Additional double bedroom with double-glazed window to the front. Decorative fireplace with a timber and tiled surround. Cupboard provides shelving/storage space. Cornicing. Radiator. Carpeted. Doorway to the home office.

HOME OFFICE
10'6" x 5'5" (3.22m x 1.66m)
Ideal space for a home office or to converting into a dressing room with double-glazed window to the front. Under stair cupboard provides storage space. Cornicing. Radiator. Carpeted.

BEDROOM 3
17'5" x 14'2" (5.33m x 4.33m)
Further double bedroom with double-glazed bay window to the front and double-glazed window to the side. Alcove provides display/storage space with a cupboard below. Cornicing. Picture rail. Radiator. Carpeted.

BEDROOM 4
11'10" x 7'2" (3.61m x 2.20m)
Double bedroom with double-glazed window to the rear. Cupboard provides storage space. Cornicing. Radiator. Carpeted.

BATHROOM
9'2" x 5'10" (2.80m x 1.78m)
2- piece suite comprising: vanity wash hand basin and bath with a mixer tap and shower attachment. Opaque double-glazed window to the side. Fully tiled. Cornicing. Radiator. Luxury vinyl tile flooring.

GARAGE
15'10" x 14'5" (4.85m x 4.41m)
Garage provides secure parking with an abundance of additional storage space accessed via an electric roller door. 2 double glazed windows to the front. Wall mounted gas central heating boiler. Provision for light, power and water. Concrete floor. A timber door leads to the front garden.

W.C
4'11" x 3'2" (1.50m x 0.98m)
Additional separate W.C with Aqua clean shower toilet and opaque double-glazed window to the side. Fully tiled. Cornicing. Radiator. Luxury vinyl tile flooring.

GARDEN
To the rear of the property is a low maintenance, communal parking area that is laid with cement path & gravel providing ample off-street parking and access to the garage. A cement path to the side of the property leads to the front garden. Located on a substantial plot to the front of the property is a beautifully landscaped garden with areas of artificial grass and borders containing an array of mature plants, shrubs and trees. The garden has several areas ideal for garden furniture to relax and enjoy recreation time in the sun whilst entertaining family and friends. An established pond provides an interesting garden feature. The garden is enclosed within a timber fence and stone walled surround providing a safe space for children and pets with a gate leading on to Church Road and straight down to the Fife Coastal Path, Beach and Leven Links Golf Course.

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

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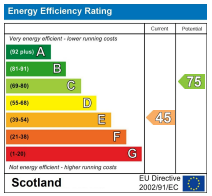


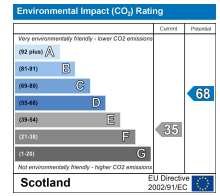












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