



**Lomond Guest House 6 Church Road, Leven, KY8 4JE**

**Offers Over £425,000**





**GOLDEN OPPORTUNITY** to acquire a **SUCCESSFUL 6 Bedroom 3 Reception 5 Bathroom Guest House / Spacious Family Home**. Situated in a **PRIME LOCATION** approx. 50 metres of The Fife Coastal Path, Beach with easy access to the High Street, Retail Park, Primary School, Golf Course and Swimming Pool. Great commuter links via road and rail in nearby Leven leading directly to Edinburgh. Accommodation: Hall, living room, dining room, sitting room / guest dining room, kitchen, utility area, W.C, master suite with lounge and shower room, 5 further double bedrooms (1 with ensuite shower room), dressing room and 3 shower rooms. DG. GCH. Courtyard Gardens. Off Street Parking. **PERSONAL PROPERTY** and **LOCATION 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 Leven Rail Station or Bus via Leven Bus Station.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door leading through the vestibule with ornate tiled flooring into the spacious lower hallway. Sweeping carpeted staircase with timber balustrade leads to the upper landing. 2 cupboards provide shelving/hanging/storage space. Cornicing. Radiator. Solid wood flooring.

## LIVING ROOM

17'11" x 16'7" (5.47m x 5.08m)

Bright living room with double-glazed bay window to the front and a double-glazed window to the side. Beautiful marble fireplace with tiled hearth. Cornicing. 2 radiators. Solid wood flooring.

## DINING ROOM

9'7" x 9'7" (2.94m x 2.94m)

Good-sized dining room with double-glazed window to the side. Electric fire set in a timber surround. Cornicing. Radiator. Solid wood flooring.

## SITTING ROOM / GUEST DINING ROOM

21'10" x 16'1" ( 6.67m x 4.92m)

Bright and spacious sitting room currently utilised as a guest dining room with double-glazed bay window to the side with a sea view towards the Firth of Forth. Feature fireplace with a slate hearth. Cupboard provides shelving/storage space. Shelved alcove provides display/storage space. Cornicing. 2 radiators. Solid wood flooring. Doorway to the utility area.

## UTILITY AREA

10'11" x 7'0" (3.35m x 2.15m)

Convenient utility area with space for freestanding appliances and cupboards providing shelving/storage space. Opaque double-glazed window to the side. Radiator. Solid wood flooring. Doorway to the kitchen, W.C and UPVC door leads to the side garden.

## W.C

6'2" x 2'8" (1.89m x 0.82m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Laminate flooring.

## KITCHEN

15'7" x 9'11" (4.77m x 3.04m)

Spacious fitted kitchen comprising: Wall mounted floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the floor standing gas central heating condensing boiler. Freestanding gas range cooker with ovens below and a fixed chimney style extractor fan above. Walk-in pantry provides additional shelving/storage space. Double-glazed window to the rear with a partial sea view towards the Firth of Forth. Tiled flooring.

## UPPER LANDING

Carpeted stairs lead to the top floor landing. 3 cupboards provide storage space and housing for the hot water cylinder. Decorative stain glass skylight provides a stunning feature and natural light. Cornicing. 2 radiators. Carpeted.

## MASTER SUITE

16'2" x 8'0" (4.95m x 2.45m)

Bright lounge area with double-glazed window to the side, open plan to the bedroom. Cornicing. Radiator. Carpeted.

## MASTER BEDROOM

9'2" x 9'0" (2.80m x 2.75m)

Double bedroom with double-glazed window to the rear with a sea view towards the Firth of Forth and Elie. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

## MASTER ENSUITE SHOWER ROOM

6'5" x 5'1" (1.98m x 1.57m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the side. Partially tiled. Vertical radiator. Tiled flooring.

## BEDROOM 2

11'2" x 9'3" (3.42m x 2.84m)

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

## BEDROOM 3

9'6" x 8'7" (2.92m x 2.62m)

Double bedroom with double-glazed window to the side. Cornicing. Radiator. Carpeted.

## BEDROOM 4 (with ensuite)

16'7" x 11'8" (5.07m x 3.56m)

Spacious double bedroom with double-glazed bay window to the front and double-glazed window to the side. Cornicing. Radiator and electric heater. Carpeted. Doorway to the ensuite shower room.

## BEDROOM 4 ENSUITE SHOWER ROOM

10'7" x 5'2" (3.24m x 1.58m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and an electric shower unit. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

## SHOWER ROOM 1

8'10" x 5'7" (2.71m x 1.72m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with a sliding door and electric shower unit. Opaque double-glazed window to the front. Cornicing. Partially wet walled. Radiator. Vinyl flooring.

## SHOWER ROOM 2

8'9" x 4'5" (2.68m x 1.35m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding doors and an electric shower unit. Partially tiled. Radiator. Tiled flooring.

## TOP FLOOR LANDING

Provides access to 3 further bedrooms and a shower room. Cupboards provide storage space. Radiator. Carpeted / laminate flooring.

## BEDROOM 5

12'11" x 12'5" (3.96m x 3.80m)

Spacious double bedroom with double-glazed window to the side. Radiator. Carpeted.

## BEDROOM 6

12'5" x 10'7" (3.80m x 3.25m)

Double bedroom with double-glazed window to the side with a partial sea view. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the dressing room / bedroom 7.

## DRESSING ROOM

12'0" x 7'4" (3.67m x 2.25m)

Good-sized dressing room with double-glazed window to the side with a partial sea view, potential to utilise as a 7th bedroom with separate access from the top floor landing. Radiator. Carpeted.

## SHOWER ROOM 3

7'7" x 4'4" (2.32m x 1.33m)

3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with an electric shower unit. Fully wet walled. Laminate flooring.

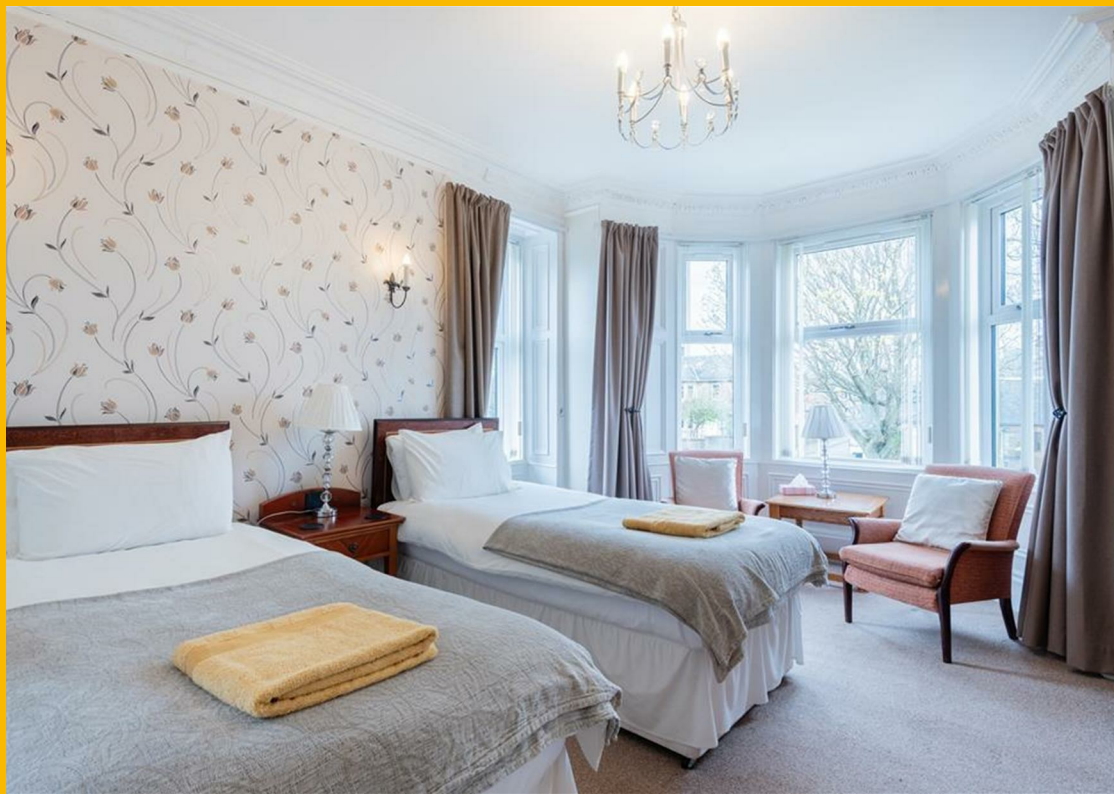
## GARDEN

To the front of the property is a laid to lawn garden with borders containing established plants and shrubs providing colour throughout the seasons. The rear garden is paved providing off street parking accessed via metal double gates or provides a courtyard style garden ideal for outdoor furniture to relax and enjoy recreation time in the sun entertaining family and friends. A timber shed provides storage space.

## AGENTS NOTES

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

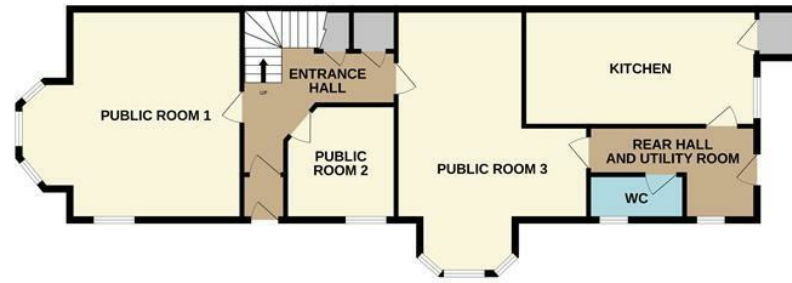








# GROUND FLOOR



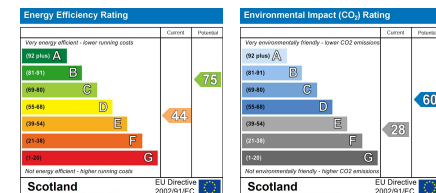
# 1ST FLOOR



# 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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