



66 Law View, Leven, KY8 5FR

Offers Over £315,000



STUNNING 5 Bedroom 2 Reception Detached Villa located on a SUBSTANTIAL PLOT finished to a HIGH STANDARD within a short walk to the Beach, Fife Coastal Path and Golf Courses appealing to a family. Great commuter links via road and rail in nearby Leven leading directly to Edinburgh. Accommodation: Hall, lounge, dining kitchen, utility, dining room, 5 double bedrooms, 2 ensuite shower rooms, Jack n Jill shower room and a bathroom. DG. GCH. Gardens. Detached garage. Gated driveway. 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.

HALL

Accessed via a UPVC door with opaque double-glazed inlets leads into the hallway. Carpeted stairs leading to the upper landing. Cupboard provides storage space. Radiator. Laminated flooring.

LOUNGE

16'10" x 13'0" (5.14m x 3.98m)

Spacious lounge with double-glazed windows to the front. Coving. 2 Radiators. Carpeted. Pocket sliding doors leading into the dining room.

DINING ROOM

10'5" x 10'4" (3.19m x 3.17m)

Bright dining room with double-glazed patio doors providing access to the rear garden. Radiator. Laminated flooring.

DINING KITCHEN

13'6" x 12'8" (4.14m x 3.87m)

Beautifully fitted kitchen comprising: Wall mounted, floor standing units with wipe clean work tops and matching splashbacks. Integrated appliances include gas hob with extractor fan above, eye level double oven, fridge, freezer and a dishwasher. Double-glazed windows to the rear. 2 Cupboards provide storage. Radiator. Laminated flooring.

UTILITY ROOM

1.94m x 1.81m

Good sized utility room comprising: Wall mounted and floor standing units. Laminate flooring. UPVC door provides access to the rear garden.

BEDROOM 5

10'7" x 9'8" (3.23m x 2.97m)

Spacious double bedroom with double-glazed window to the front. Radiator. Carpeted. Doorway leads to a Jack n Jill shower room.

JACK N JILL SHOWER ROOM

9'8" x 6'0" (2.96m x 1.83m)

3-piece suite comprising: WC, wash hand basin and a walk-in shower with sliding doors and a thermostatic control shower. Partially tiled. Radiator. Laminated flooring.

UPPER LANDING

Hatch provides access to the roof space. 2 Cupboards provide hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 1

13'7" x 11'11" (4.15m x 3.65m)

Spacious double bedroom with double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors. Radiator. Carpeted. Doorway leads to ensuite shower room.

ENSUITE SHOWER ROOM

6'8" x 5'4" (2.05m x 1.64m)

3-piece suite comprising: WC, wash hand basin and a walk-in shower with sliding doors and thermostatic control shower. Velux window to the front. Partially tiled. Radiator. Laminated flooring.

BEDROOM 2

13'3" x 12'0" (4.06m x 3.67m)

Additional double bedroom with double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors. Radiator. Carpeted. Doorway leads to the ensuite shower room.

ENSUITE SHOWER ROOM

9'3" x 3'11" (2.83m x 1.20m)

Contemporary 3-piece suite comprising: WC, wash hand basin and a walk-in shower with sliding door and thermostatic control

shower. Opaque double-glazed window to the side. Radiator. Laminated flooring.

BEDROOM 3

10'9" x 9'5" (3.29m x 2.89m)

Further double bedroom with double-glazed windows to the rear. Built-in wardrobes with mirrored sliding doors. Radiator. Carpeted.

BEDROOM 4

11'1" x 9'1" (3.38m x 2.78m)

Double bedroom with double-glazed windows to the rear. Built-in cupboard providing hanging/shelving/storage space. Radiator. Carpeted.

BATHROOM

7'8" x 5'6" (2.35 x 1.70m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath. Velux window to the rear. Partially tiled. Radiator. Laminated flooring.

GARAGE

23'1" x 9'8" (7.06m x 2.95m)

Detached garage accessed via a metal up and over door to the front or a UPVC door to the side. Provision for light and power with concrete flooring.

GARDENS

Situated on a substantial plot, the front of the property is accessed via a metal double gate with an expansive mono bloc driveway leading to the garage and provides additional parking for several vehicles. The front garden is mainly laid to lawn with access to the stone chipped drying area via a timber gate to the side. The rear garden is mainly laid to lawn with a timber fence surround and a patio area providing the perfect location for garden furniture to relax and enjoy recreational time in the sun with family and friends.

AGENTS NOTES

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







Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		81	89
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
		80	88
Scotland		EU Directive 2002/91/EC	

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