



27 Turpie Road, Leven, KY8 4FB
Offers Over £220,000

 **Fife
Properties**

BEAUTIFUL 2 Bedroom 2 Reception Extended Detached Bungalow with a driveway and detached garage in a SOUGHT-AFTER location, with easy access to all amenities including Cameron Bridge Train Station providing GREAT COMMUTER links for Edinburgh. Short drive to Leven Beach, High Street, Retail Park, Swimming Pool, Silverburn Park and Links Golf Course. Accommodation: Hall, sitting room, dining room, kitchen, rear sitting room, master bedroom with an ensuite shower room, additional double bedroom and a bathroom. DG. GCH. Gardens. Driveway and a Detached 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 / Dundee can be by car via the A92, train via Markinch (6 miles) Leven or bus. Levens local train station provides excellent connections with Edinburgh Waverly.

DIRECTIONS

Please contact agent for further information.

ACCESS

Access is via a composite door with opaque double-glazed inlets leading directly into the kitchen from the driveway.

KITCHEN

14'8" x 9'2" (4.48m x 2.80m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with extractor fan above and an oven below. Double-glazed windows to the front and side. Radiator. Karndean style flooring. Open doorway leads to the dining room. Glazed timber double doors lead to the sitting room.

DINING ROOM

10'0" x 9'2" (3.06m x 2.80m)

Good-sized dining room with a double-glazed window to the side. Cornicing. Radiator. Laminate flooring.

SITTING ROOM

14'7" x 12'1" (4.47m x 3.69m)

Bright sitting room with a double-glazed window to the front. Cornicing. Radiator. Carpeted. Doorway to the inner hall.

INNER HALL

Hatch provides access to the roof space via a fixed metal ladder. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Radiator. Carpeted.

MASTER BEDROOM

12'0" x 11'0" (3.68m x 3.37m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'0" x 6'1" (2.14m x 1.87m)

3-piece suite comprising W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Radiator. Vinyl tiled flooring.

BEDROOM 2

11'8" x 8'10" (3.58m x 2.71m)

Additional double bedroom with a double-glazed window to the side. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring. Doorway to the rear sitting room.

REAR SITTING ROOM

13'11" x 10'2" (4.26m x 3.12m)

Bright and spacious multi-purpose room with a double-glazed window to the side. Radiator. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

BATHROOM

8'6" x 5'6" (2.61m x 1.70m)

3-piece suite comprising: W.C, wash hand basin and a bath with a folding screen and thermostatic control shower above.

Opaque double-glazed window to the side. Partially tiled. Radiator. Vinyl flooring.

GARDEN

To the front of the property is a low maintenance garden laid with gravel and a mono bloc driveway to the side provides access to the garage and off-street parking. A timber gate to the side leads to the enclosed rear garden. To the rear of the property is a landscaped garden mainly south facing with areas of lawn, gravel and borders containing plants and shrubs giving colour throughout the seasons. A paved patio provides an ideal space for garden furniture to relax and enjoy time on the sun with family and friends. Additional paved patio with a timber summer house provides a sheltered spot to enjoy time outdoors all year round.

GARAGE

18'3" x 9'3" (5.57m x 2.82m)

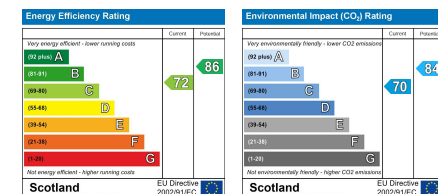
Good-sized detached garage accessed via an electric roller door provides secure parking with ample additional storage space. Provision for light and power with concrete flooring. A double-glazed UPVC door provides additional access from the rear garden.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.