



9 Station Court, Leven, Fife, KY8 4RR

Offers Over £120,000



WELL PRESENTED 2 Bedroom SPACIOUS Terraced Villa with an additional attic room and GARDEN SPACE. Located in a quiet CUL-DE-SAC within walking distance of Leven Retail Park, Train and Bus stations with the High Street and Primary Schools nearby. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms, shower room and an attic room. DG. GCH. Garden. Unallocated 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. Leven train station provides excellent commuter links with Edinburgh Waverly, A915 and the A92 provide great road links for further afield.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

LIVING ROOM

17'4" x 11'6" (5.30m x 3.52m)

Spacious living room with a double-glazed window to the front. Cupboard provides shelving/storage space. Coving. Radiator. Carpeted.

DINING KITCHEN

17'8" x 13'9" (5.39m x 4.21m)

Good-sized fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Peninsula unit provides a social dining space with additional storage below. Integrated appliances include a gas hob with an extractor fan above, 2 eye level ovens. Ample space for additional dining furniture. 2 double-glazed

windows overlook the rear garden. Coving. Laminate flooring. Glazed timber door leads to the rear garden.

UPPER LANDING

Cupboard provides shelving/storage space. Carpeted.

BEDROOM 1

11'5" x 10'2" (3.50m x 3.12m)

Good-sized double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

11'6" x 9'11" (3.53m x 3.04m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

9'5" x 5'8" (2.89m x 1.74m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a folding door and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Vertical radiator. Vinyl flooring.

ATTIC SPACE

17'7" x 10'5" (5.36m x 3.18m)

Velux window to the front. Cupboard provides ample storage space. Wall mounted gas central heating condensing combi boiler. Radiator. Carpeted.

GARDEN

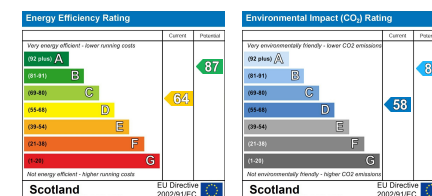
To the front of the property is low maintenance laid with gravel and a paved path leading to the front entrance. The rear garden is enclosed within a timber fence surround and is again low maintenance with areas of paving, artificial grass and timber decking. A timber gate to the side provides bin access to the front of the property.

AGENTS NOTES

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







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