



23 Groban, Leven, KY8 5AT
Offers Over £110,000

SPACIOUS 3 Bedroom Terraced Villa with the OPPORTUNITY TO ADD VALUE. Located within easy walking distance of the local Primary School and Letham Glen, and a short drive to Leven Train Station, High Street, Retail Parks, Beach, Swimming Pool, Fife Coastal Path and Golf Courses. Accommodation: Hall, lounge, breakfasting kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. 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 timber door with opaque glazed inlets. Carpeted stairway with a double-glazed window to the front leads to the upper landing. Cupboard provides shelving/storage space. Coving. Radiator. Laminate flooring. Rear porch with a glazed timber door leads to the rear garden.

LOUNGE

18'0" x 11'10" (5.51m x 3.63m)

Spacious lounge with a double-glazed window to the rear. Ample space for a separate dining area. Coving. 2 radiators. Carpeted. Double-glazed sliding patio door leads to the rear garden.

BREAKFASTING KITCHEN

11'9" x 8'7" (3.59m x 2.62m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and an acrylic splashback. Fixed breakfasting area. Space for several freestanding appliances. Double-glazed window to the rear. Radiator. Laminate flooring.

UPPER LANDING

Cupboard houses the gas central heating combi boiler. Coving. Radiator. Carpeted.

BEDROOM 1

15'3" x 8'3" (4.67m x 2.54m)

Good-sized double bedroom with a double-glazed window to the rear. Fitted cupboard provides storage space. Radiator. Carpeted.

BEDROOM 2

8'7" x 7'5" (2.63m x 2.28m)

Additional double bedroom with a double-glazed window to the rear. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 3

13'11" x 8'7" (4.25m x 2.63m)

Further double bedroom with 2 double-glazed windows to the rear. Hatch provides access to the roof space. Radiator. Carpeted.

BATHROOM

7'2" x 6'3" (2.20m x 1.92m)

3-piece suite comprising: Inset W.C, vanity wash hand basin and a bath with electric shower unit above. Opaque double-glazed window to the front. Partially tiled. Radiator. Vinyl flooring.

GARDEN

To the front of the property is low maintenance laid with gravel and a paved path. 2 external cupboards provide storage space. The rear garden is mainly laid to lawn and is enclosed within a timber fence and a brick walled surround providing a safe space for children and pets to play. A raised, paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun. A timber gate at the end of the garden provides access towards Linwood Drive.

AGENTS NOTES

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

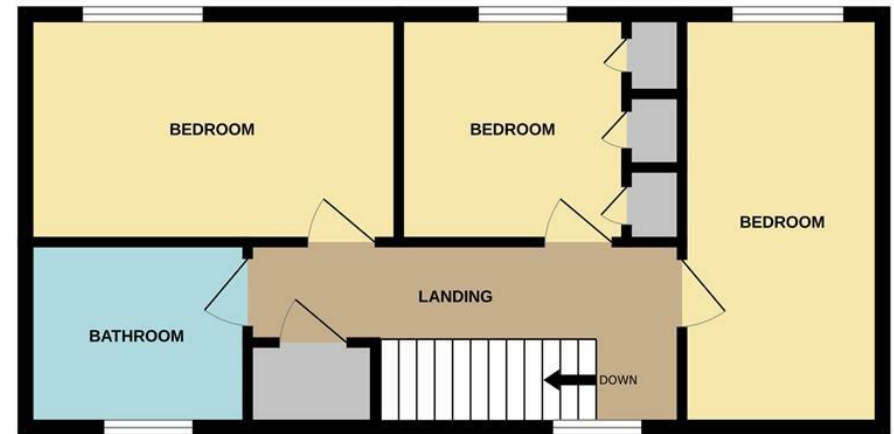




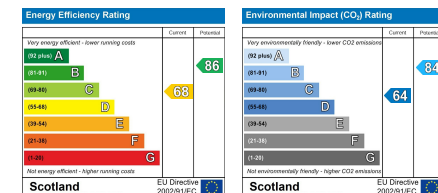
GROUND FLOOR



1ST 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.
Made with Metropix ©2025



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.