



55 Coldstream Avenue, Leven, KY8 5TW

Offers Over £220,000



FANTASTIC 2 Bedroom DETACHED BUNGALOW in move in condition in a SOUGHT-AFTER LOCATION offering one level living with a Detached Garage and South facing garden. Situated within walking distance of Letham Glen, and just a short drive to local Primary/Secondary Schools, Levens Town Centre for shops, cafes and the Train Station with Fife's stunning Coastal Path, Beaches and Golf Courses nearby. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Gardens and 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. 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 a glazed inlet leading into the spacious hallway through the vestibule. 2 cupboards provide ample shelving/storage space with access to the attic. Coving. Radiator. Carpeted.

LIVING ROOM

15'8" x 11'11" (4.78m x 3.64m)

Spacious and bright living room with a double-glazed window to the front providing ample natural light. Feature fireplace with a natural stone and timber surround. Coving. Radiator. Carpeted.

DINING KITCHEN

15'3" x 10'5" (4.67m x 3.20m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for freestanding appliances and dining furniture. 2 cupboards provide additional storage space and housing for the gas central heating condensing combi boiler. Coving. Radiator. Vinyl flooring. UPVC door

with an opaque double-glazed window provides access to the rear garden and garage.

BEDROOM 1

13'4" x 10'7" (4.07m x 3.24m)

Bright double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

BEDROOM 2

14'0" x 11'10" (4.28m x 3.62m)

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

BATHROOM

10'6" x 5'4" (3.21m x 1.64m)

New luxury 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a pivot screen and an electric shower unit. Opaque double-glazed window to the side. Fully tiled. Coving. Radiator. Vinyl flooring.

GARDEN

To the front of the property is landscaped with areas of lawn and borders containing spring bulbs and shrubs with a paved path leading to the entrance. To one side of the property is a paved bin storage area and the other side has a path leading to the rear garden. The rear garden is South Facing and landscaped for low maintenance with borders containing an array of mature bulbs, plants, shrubs and trees. A paved patio is ideal for garden furniture to relax and enjoy time outdoors entertaining family and friends in the sun. Pathway leads to driveway and access to garage.

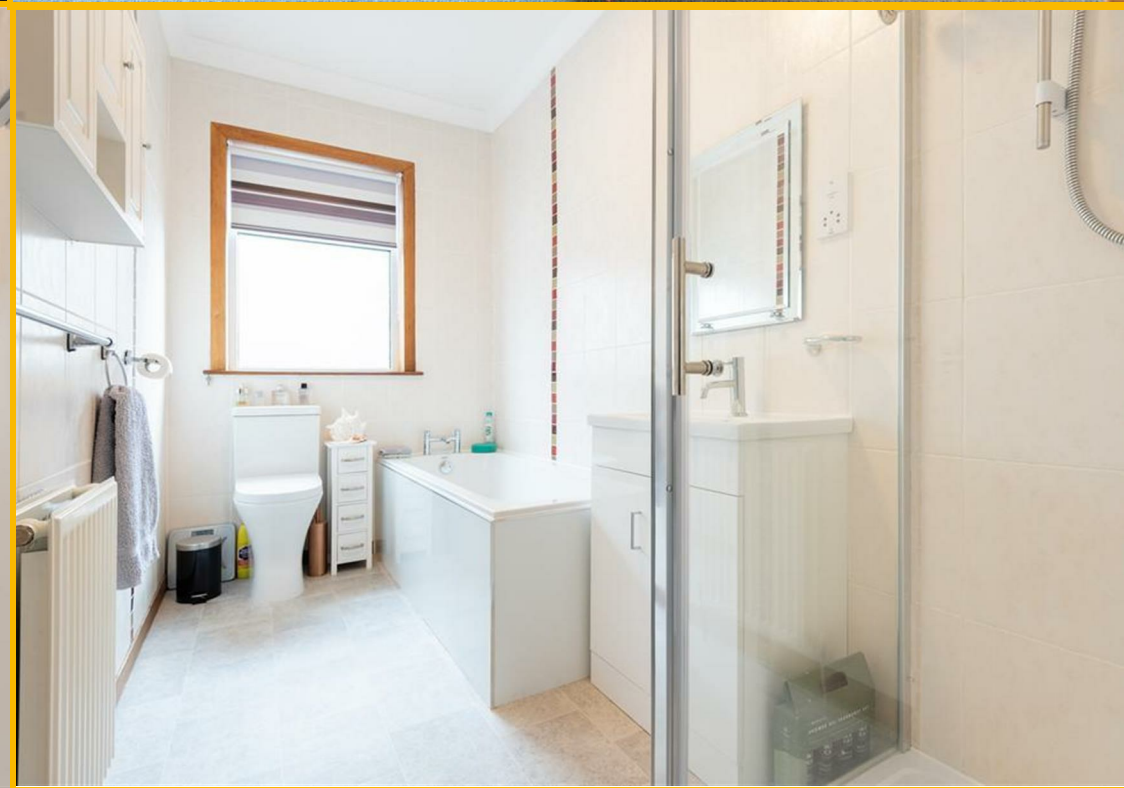
GARAGE

16'9" x 8'3" (5.13m x 2.53m)

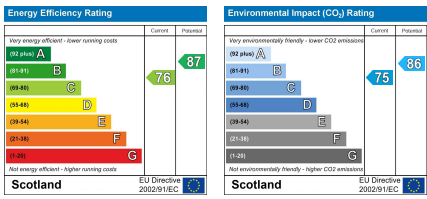
Detached garage accessed via a newly installed electric roller door providing secure parking with additional storage space. Provision for light and power with concrete flooring. A timber door to the side leads into the rear garden.

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.