



4 Ewing Place, Leven, KY8 4FR
Offers Over £250,000

 **Fife
Properties**

FABULOUS 4 Bedroom 2 Bathroom Detached Villa in MOVE IN CONDITION in a SOUGHT AFTER LOCATION with Off Street Parking, Garage and Enclosed Rear Garden, a spacious family home. Within walking distance of Primary School and Cameron Bridge Train Station, and a short drive to Leven for the High Street, Beach, Golf Courses, and Leven Train Station. Accommodation: Hall, lounge, dining kitchen, utility room, W.C, master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. Gardens. Driveway, Garage, and EV Charge Point. 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 composite door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Radiator. Luxury vinyl tile flooring.

LOUNGE

14'3" x 12'8" (4.36m x 3.87m)

Spacious lounge with 2 double-glazed windows to the front with plantation style shutters. Under stair cupboard provides storage space currently utilised as a home office nook. Coving. 2 radiators. Luxury vinyl tile flooring. Doorway to the dining kitchen.

DINING KITCHEN

19'6" x 9'4" (5.95m x 2.85m)

Contemporary and bright fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand. Integrated appliances include a gas hob, extractor fan, 2 eye level ovens, dishwasher and a fridge/freezer. Ample space for dining furniture. Double-glazed window to the rear overlooking the garden. Doorway to the utility room and W.C. Double-glazed patio doors provide additional natural light and access to the garden. Radiator. Luxury vinyl tile flooring.

UTILITY ROOM

7'2" x 6'3" (2.19m x 1.91m)

Utility room with floor standing units and space for freestanding appliances. Composite door with a double-glazed window leads to the rear garden. Doorway to the W.C. Luxury vinyl tile flooring.

W.C

9'0" x 3'10" (2.75m x 1.17m)

2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Radiator. Luxury vinyl tile flooring.

UPPER LANDING

Hatch provides access to the attic. Cupboard provides shelving/storage space. Carpeted.

MASTER BEDROOM

12'10" x 9'2" (3.93m x 2.81m)

Spacious double bedroom with a double-glazed window to the front with plantation style shutters. Built-in wardrobe with sliding door provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'6" x 5'2" (2.00m x 1.60m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with folding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Luxury vinyl tile flooring.

BEDROOM 2

11'8" x 8'9" (3.56m x 2.68m)

Additional double bedroom with a double-glazed window to the rear with plantation style shutters. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

8'9" x 8'0" (2.68m x 2.46m)

Further double bedroom with a double-glazed window to the rear with plantation style shutters. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 4

12'11" x 9'4" (3.95m x 2.86m)

Double bedroom with a double-glazed window to the front with plantation style shutters. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

7'2" x 6'3" (2.20m x 1.91m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Luxury vinyl tile flooring.

GARDEN

To the front of the property is an area of lawn with borders containing established shrubs. An extensive mono bloc driveway with an EV charge point provides off street parking and access to the garage. At the side of the property a paved path with timber gate leads to the rear garden. The rear garden is a secure space for children and pets to play outdoors, enclosed within a timber fence surround. An area of timber decking provides an ideal spot for garden furniture to relax and enjoy time in the sun. Timber shed provides storage space.

GARAGE

17'1" x 8'5" (5.22m x 2.59m)

Good-sized garage provides secure parking accessed via an up and over metal door with additional storage space. Wall mounted gas central heating condensing combi boiler with the addition of a flue heat recovery system to preheat your water. Provision for light, power and concrete flooring.

AGENTS NOTES

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

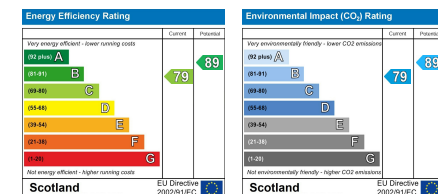




First Floor



Ground Floor



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.