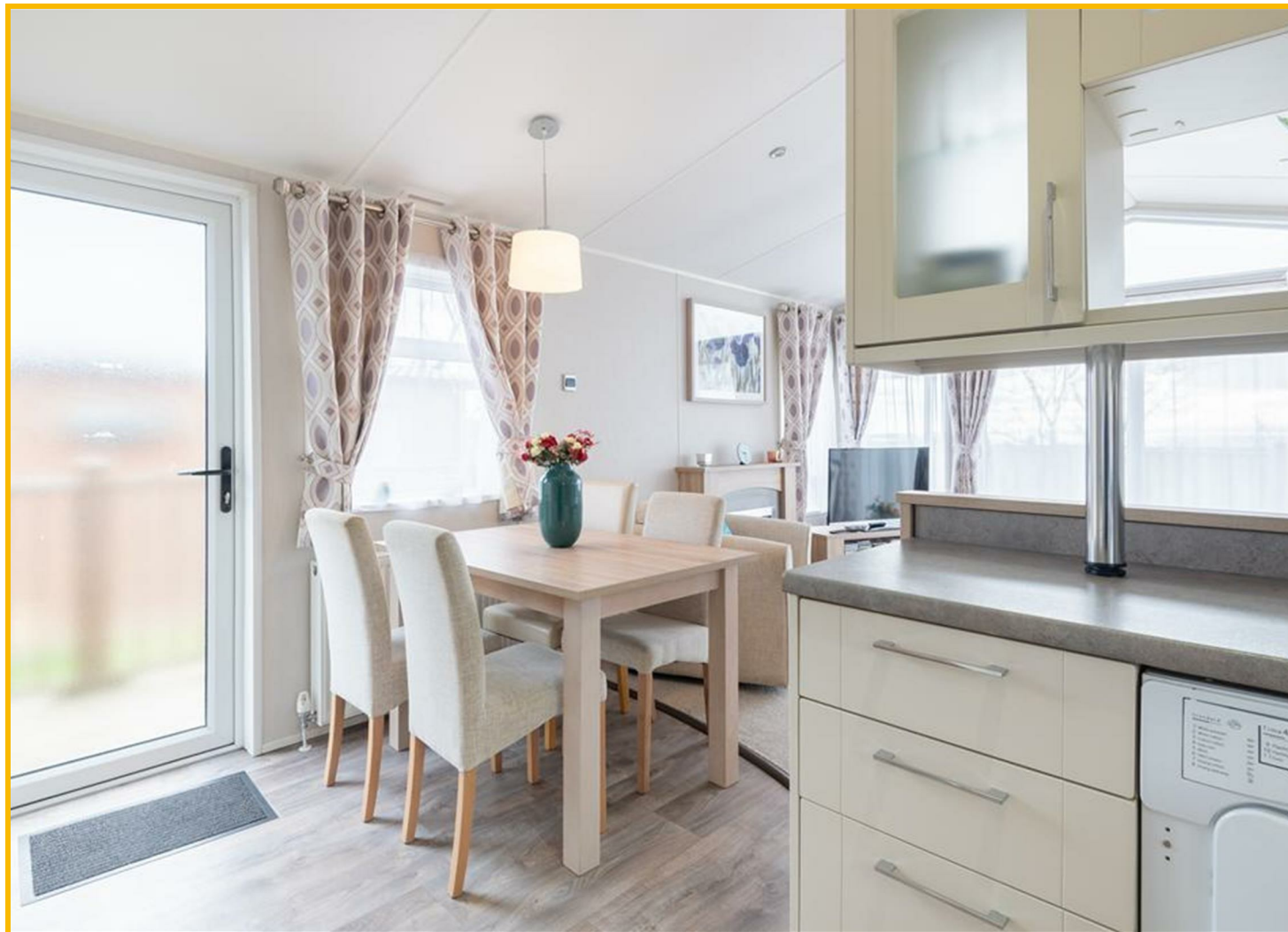




Lodge 3, Forth View Letham Feus Caravan Park, Cupar Road, Leven, KY8 5NT
Offers Over £90,000

IMMACULATE 2 Bedroom 2 Shower Room LODGE with PERMANENT RESIDENCY and SPECTACULAR VIEWS across the countryside and the Firth of Forth. Offering a tranquil escape with a short drive to Leven Town Centre and Fife's Stunning Coastal Path, Golf Courses and Beaches. Accommodation: Open plan lounge dining kitchen, inner hall, master bedroom with an ensuite shower room, additional double bedroom and a shower room. DG. GCH. Driveway. 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.

ACCESS

Accessed via a UPVC door with an opaque double-glazed window leading directly into the open plan lounge dining kitchen.

LOUNGE DINING KITCHEN

21'3" x 12'5" (6.48m x 3.81m)

Spacious, bright living space with double-glazed windows to the front and side with a view towards the Firth of Forth. Lounge area with a feature electric fire set in a timber surround. Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashback. Integrated appliances include a gas cooker with an oven below, extractor fan, microwave, washing machine and a fridge/freezer. Ample space for dining furniture. 2 radiators. Areas of carpeting and laminate flooring. Doorway leads to the bedrooms and shower room. Sliding patio door provides access to the front decking.

MASTER BEDROOM

10'7" x 10'4" (3.25m x 3.15m)

Spacious double bedroom with double-glazed windows to the side and rear. Fitted wardrobes provide shelving/hanging/storage space and a fixed vanity area provides additional storage with a fixed mirror. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'4" x 3'5" (1.94m x 1.06m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a folding door and a thermostatic control shower. Shelved alcove provides display/storage space. Opaque double-glazed window to the side. Heated towel rail. Vinyl flooring.

BEDROOM 2

8'4" x 6'6" (2.56m x 1.99m)

Additional double bedroom with a double-glazed window to the side. Fitted wardrobe and wall mounted cupboards provide storage space. Radiator. Carpeted.

SHOWER ROOM

8'0" x 3'5" (2.44m x 1.05m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a folding door and a thermostatic control shower. Cupboard houses the gas central heating condensing combi boiler. Opaque double-glazed window to the side. Heated towel rail. Vinyl flooring.

GROUND

The lodge benefits from a mono bloc driveway providing parking with access to the lodge's decking via a ramp. Areas of grass surround the lodge with potential to add borders and storage.

AGENTS NOTES

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





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Apex

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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