

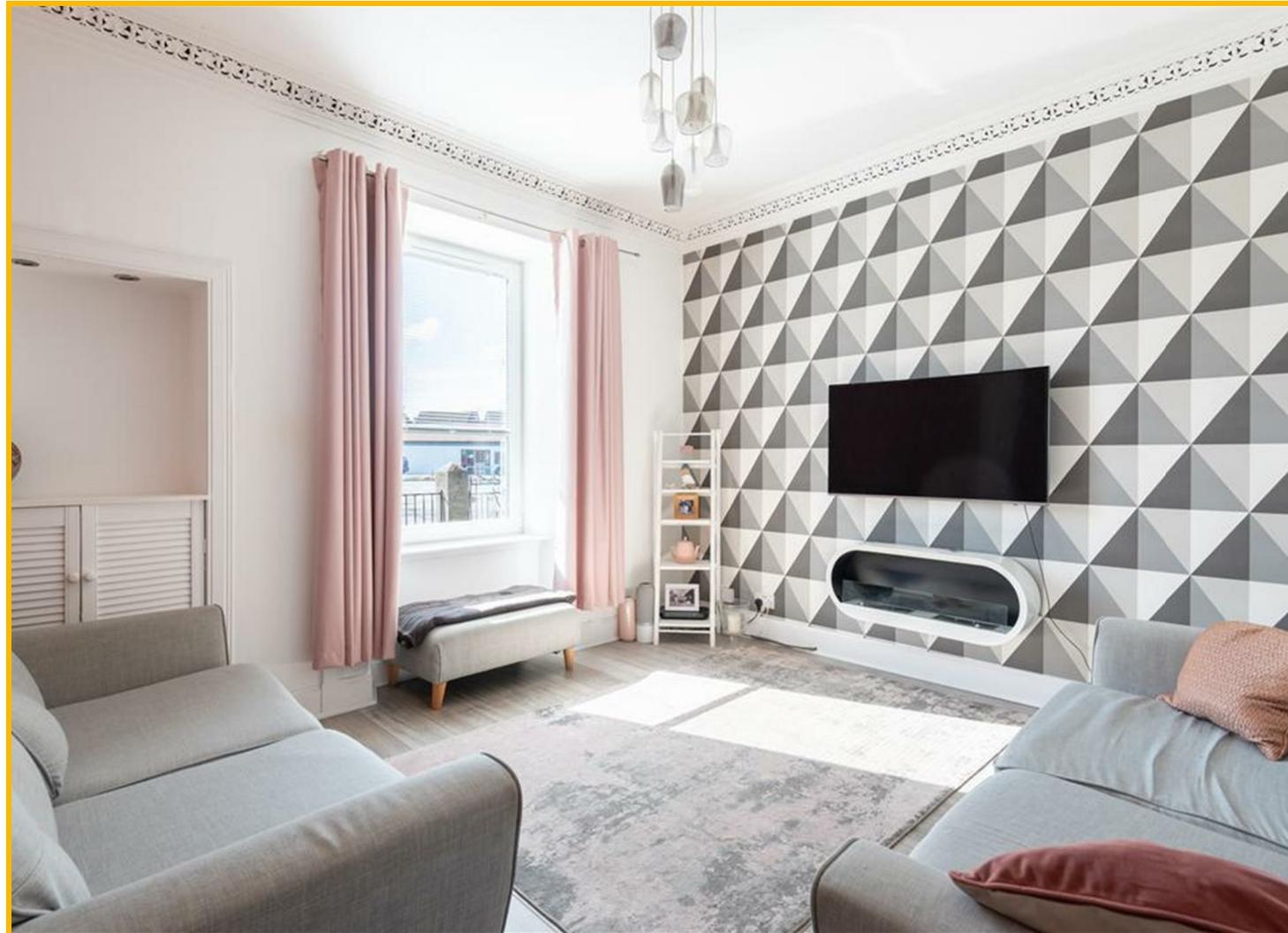


**1 Links Place, Leven, KY8 4HW**

**Offers Over £240,000**



FABULOUS 4 Bedroom 2 Bathroom 2 Reception End-Terraced Cottage FINISHED TO A HIGH STANDARD with some ORIGINAL FEATURES in a sought-after location with stunning enclosed rear garden within a minutes' walk of Leven Beach and the Fife Coastal Path, a short walk to Leven High Street, Golf Courses, Nursery, Primary School, and Train Station. A beautiful family home. Accommodation: Hall, lounge, dining kitchen, ground floor bedroom with an ensuite shower room, 2 further double bedrooms and a good-sized single bedroom, attic room, conservatory and 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 composite door with a double-glazed sunlight leading into the vestibule. Timber glazed door leads to the inner hallway. Laminate flooring. 2 Cupboards provide shelving/storage space. Radiator. Carpeted stairway leads to the upper landing. Velux skylight.

## LOUNGE

13'1" x 11'10" (3.99m x 3.62m)

Bright lounge with a double-glazed window to the front. Feature biofuel wall mounted fire. Alcove provides display/storage space with a cupboard below. Cornicing. Radiator. Laminate flooring.

## DINING KITCHEN

18'2" x 10'5" (5.56m x 3.18m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand and a tiled splashback. Freestanding gas range cooker with ample space for additional appliances and dining furniture. Vertical radiator. Vinyl flooring. Doorway to the conservatory.

## CONSERVATORY

9'10" x 7'4" (3.00m x 2.26m)

Conservatory with wrap around double-glazed windows overlooking the garden. Vertical radiator. Vinyl flooring. Double-glazed patio doors provide access to the garden.

## BEDROOM 4

10'2" x 9'6" (3.12m x 2.90m)

Double bedroom with a double-glazed window to the side. Cupboard houses the gas central heating condensing combi boiler. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'3" x 2'11" (2.54m x 0.89m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a folding screen and a thermostatic control shower. Fully wet walled. Tiled flooring.

## BATHROOM

6'1" x 5'5" (1.87m x 1.67m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a bath with pivot screen and a thermostatic control shower. Velux window to the rear. Fully tiled. Tiled flooring.

## UPPER LANDING

Spiral staircase leads to the attic room. Cornicing. Radiator. Carpeted.

## BEDROOM 1

10'11" x 10'2" (3.34m x 3.10m)

Spacious double bedroom with a double-glazed window to the front. Cornicing. Radiator. Carpeted.

## BEDROOM 2

10'6" x 9'2" (3.21m x 2.80m)

Additional double bedroom with a double-glazed window to the side. Cornicing. Radiator. Carpeted.

## BEDROOM 3

8'1" x 8'0" (2.47m x 2.44m)

Good-sized single bedroom with a double-glazed window to the front. Cornicing. Radiator. Laminate flooring.

## ATTIC ROOM

17'5" x 11'6" (5.31m x 3.53m)

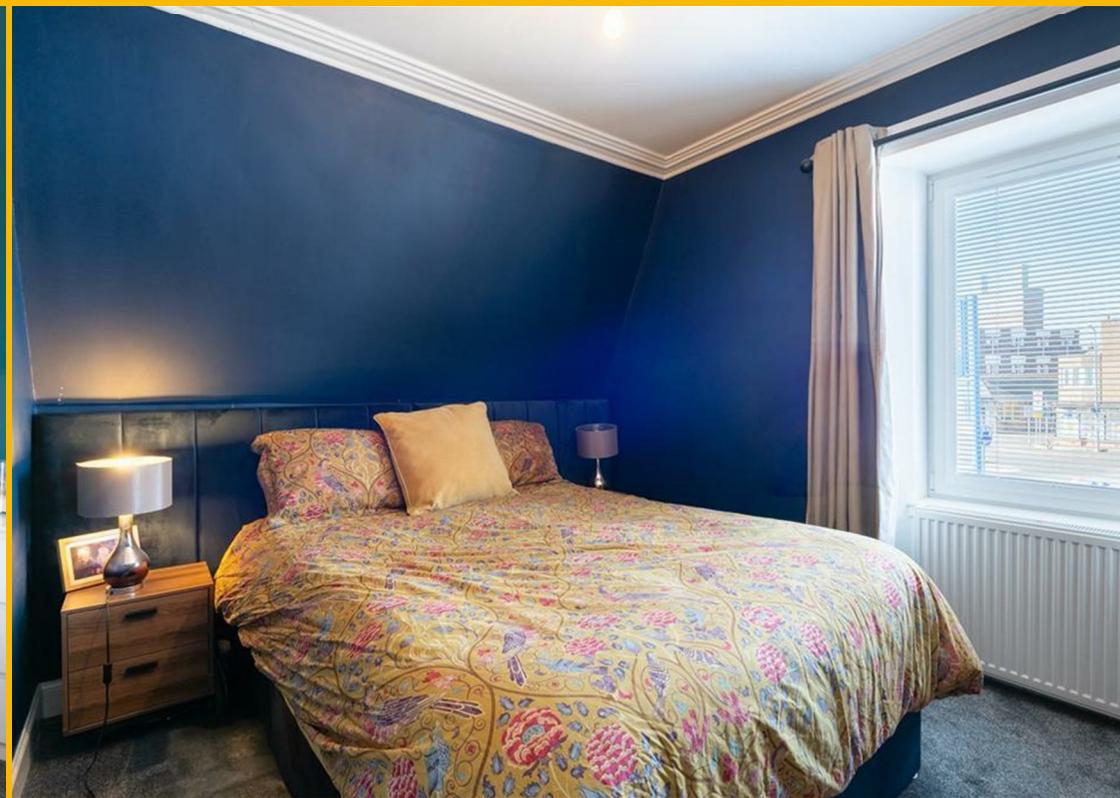
Currently utilised as a dressing room. Fitted shelving provides display/storage space. Velux window to the side. Carpeted.

## GARDEN

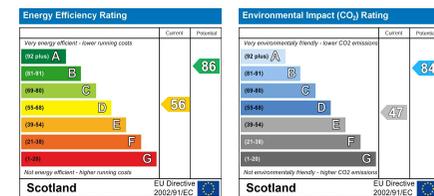
The enclosed front garden is low maintenance laid with artificial grass and a privacy gate to the side leading to the rear garden. The rear garden is low maintenance landscaped with paving, upper paved patio with glass balustrade, areas of artificial grass and composite decking providing additional space for garden furniture. This beautiful garden allows you to relax and enjoy time in the sun. Timber shed provides storage space with provision for light and power.

## AGENTS NOTES

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







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