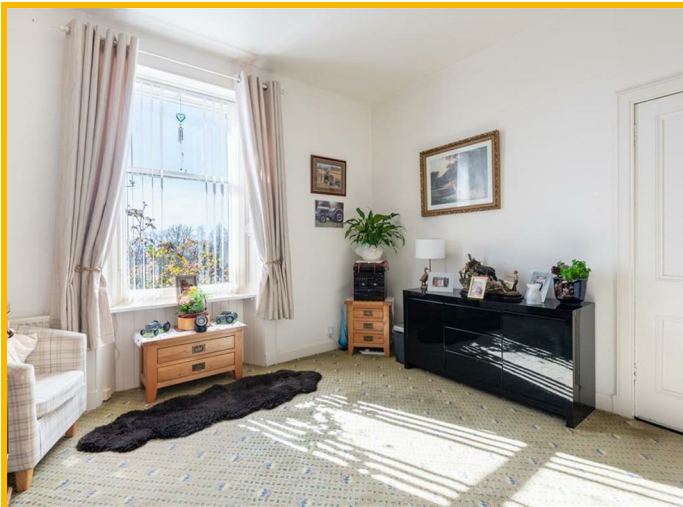




**Smithy Green School House Cupar Road, Leven, KY8 5NU**

**Offers Over £200,000**

RARELY AVAILABLE 2 Bedroom 2 Reception Detached Villa on a substantial plot in a COUNTRYSIDE LOCATION with STUNNING COUNTRYSIDE AND SEA VIEWS, with many original features, off street parking, extensive gardens and the opportunity to add value. Located a short drive from Leven town centre providing all essential amenities including Schools, shops, bars/cafes/restaurants, health/ leisure facilities, Fife Coastal Path, beach, golf courses, and the train station. Accommodation: Hall, sitting room, dining room, kitchen, 2 double bedrooms, box room, W.C and a bathroom. DG. OCH. Extensive gardens. Cellar. Workshop. 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.

## HALL

Access is via a solid timber door leading into the hall through the vestibule with its beautiful original mosaic flooring. Carpeted stairway with a timber balustrade and a stained-glass window lead to the upper landing. Under stair cupboard provides storage space. Timber door provides access to the garden via the rear porch. Cornicing. Radiator. Exposed wooden flooring.

## SITTING ROOM

13'8" x 12'8" (4.17m x 3.88m)

Spacious sitting room with a traditional sash and case window to the front with countryside views. Feature fireplace with electric fire set in a timber and tiled surround. Cupboard provides shelving/storage space. Cornicing. 2 radiators. Carpeted.

## DINING ROOM

12'9" x 12'1" (3.91m x 3.70m)

Spacious dining room with a traditional sash and case window again with countryside views. Feature tiled fireplace.

Cupboard provides shelving/storage space. 2 radiators. Carpeted. Doorway to the kitchen.

## KITCHEN

10'11" x 9'11" (3.33m x 3.04m)

Good-sized fitted kitchen with floor standing units, contrasting worktops and ample space for several freestanding appliances. Traditional sash and case window to the rear overlooking the garden. Radiator. Vinyl tile flooring. Doorway to the stairs/hallway.

## BATHROOM

10'0" x 9'3" (3.06m x 2.83m)

3-piece suite comprising: W.C, wash hand basin and bath with a mixer tap shower attachment. Timber fire surround. Traditional opaque sash and case window to the rear. Cornicing. Radiator. Exposed wooden flooring.

## W.C

4'7" x 2'10" (1.41m x 0.87m)

1-piece W.C with a traditional opaque sash and case window to the rear. Radiator. Exposed wooden flooring.

## UPPER LANDING

Leads to 2 double bedrooms and a box room. Cornicing. Radiator. Carpeted.

## BEDROOM 1

13'11" x 12'10" (4.26m x 3.92m)

Spacious double bedroom with a traditional sash and case window to the front with a stunning view towards the Firth of Forth. Eaves storage access. Tiled fireplace. Cornicing. Radiator. Carpeted.

## BEDROOM 2

14'0" x 10'1" (4.27m x 3.08m)

Additional double bedroom with a traditional sash and case window to the front again with a stunning view towards the Firth of Forth. Eaves storage access. Cornicing. Radiator. Carpeted.

## BOX ROOM

6'10" x 5'8" (2.10m x 1.73m)

Box room ideal for use as a home office currently shelved providing excellent storage space. Single-glazed roof window. Carpeted.

## GARDEN

The property sits on a good-sized plot bursting with potential. The garden has an array of established trees, shrubs and plants providing colour throughout the seasons. Ample space to add a patio /decking for garden furniture, with an ideal spot next to the burn providing a tranquil space to enjoy time outdoors. Off street parking with ample space for several vehicles. Oil tank located to the side of the property with easy access for refilling.

## CELLAR

12'8" x 12'3" (3.87m x 3.75m)

Cellar under the house provides ample storage space and housing for the floor standing oil central heating condensing combi boiler.

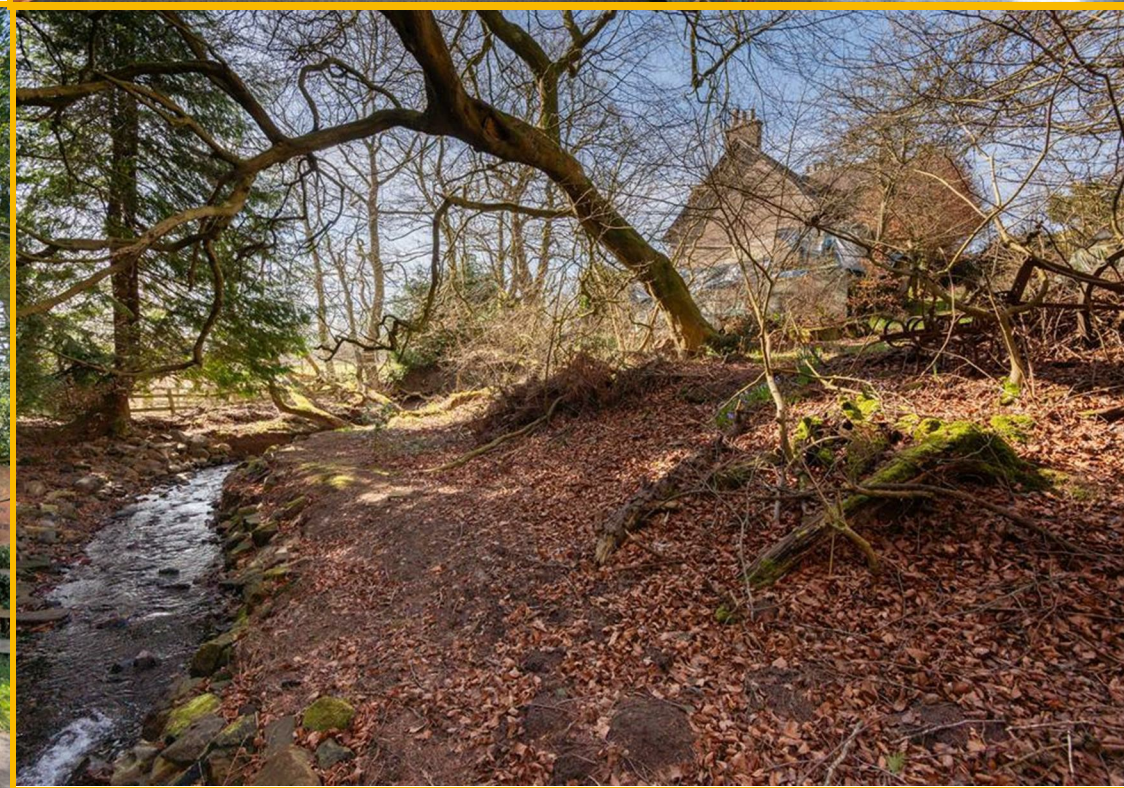
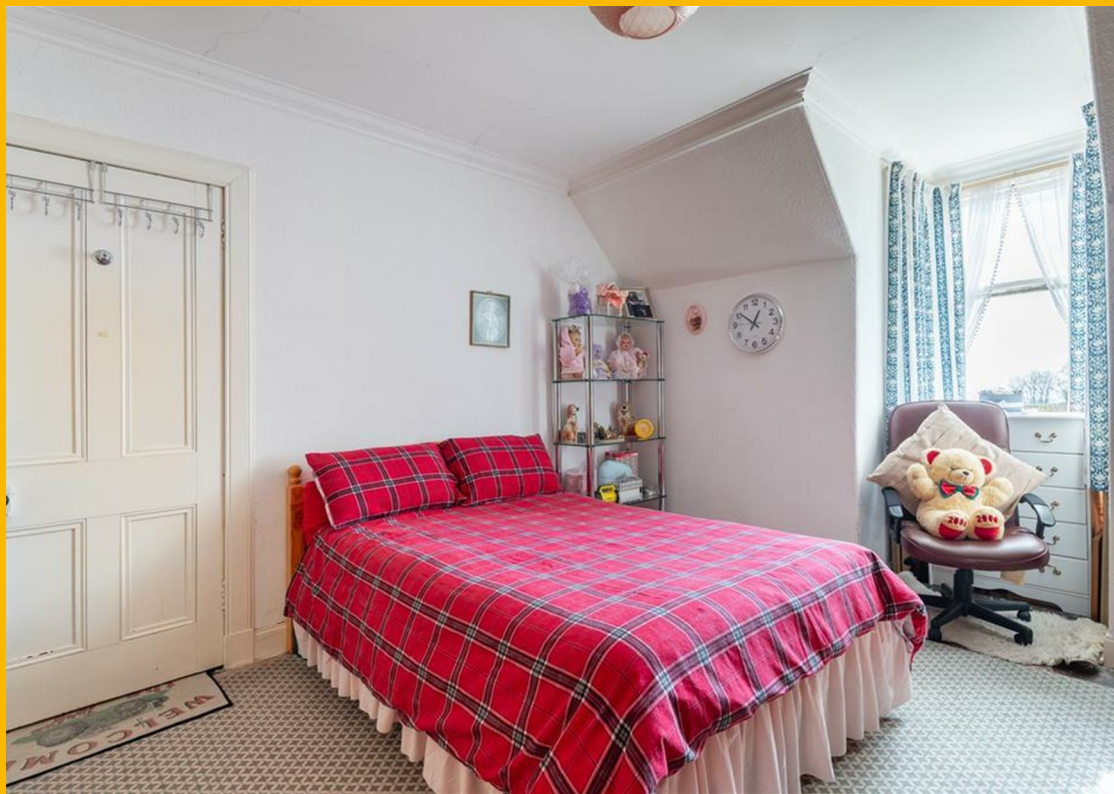
## WORKSHOP

10'7" x 8'6" (3.24m x 2.61m)

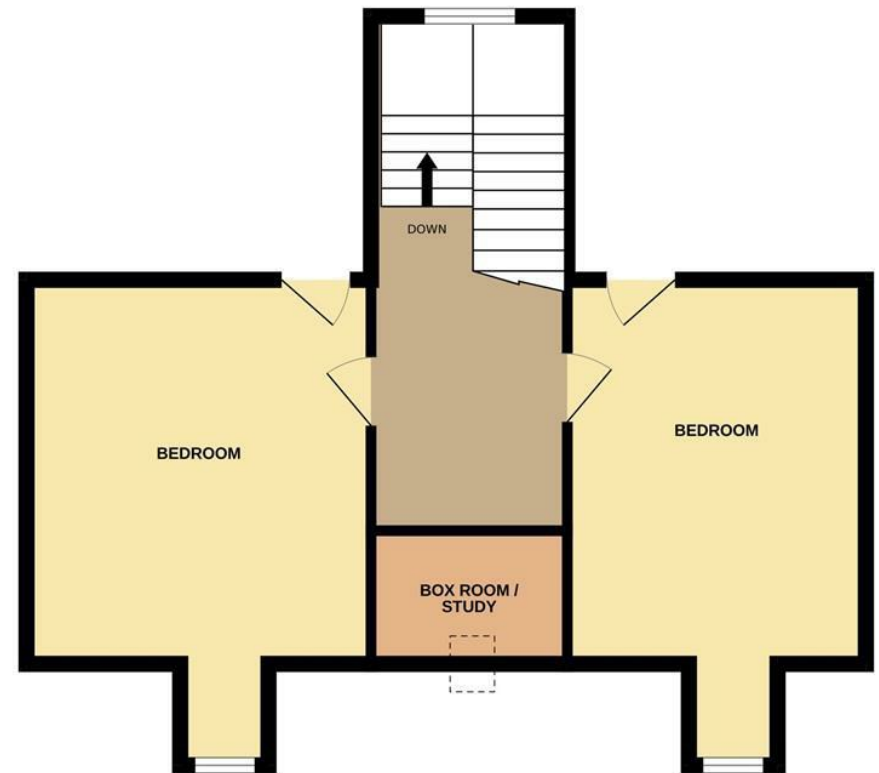
Ideal workspace with a fixed workbench and ample additional storage space. Provision for light and power.

## AGENTS NOTES

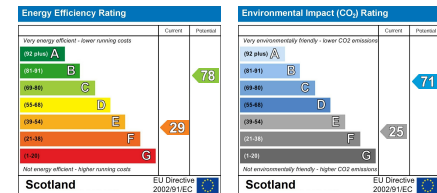
Please note that all room sizes are measured approximate to widest points.







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.  
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