



**12 Greengates, Leven, KY8 5BB**

**Offers Over £130,000**





SPACIOUS 3 Bedroom Mid-terraced Villa in MOVE IN CONDITION with bright and modern interiors, an enclosed rear garden and a summer house. Situated in a SOUGHT-AFTER location within close proximity to Primary Schools and Leven Town Centre providing all essential amenities with the Fife Coastal Path, Beach and Train Station nearby, making this a great family home. Accommodation: Hall, lounge, breakfasting kitchen, 3 double bedrooms and a bathroom. DG. GCH. Enclosed rear garden. Summer house. 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 an opaque double-glazed window leading into the lower hallway. Carpeted stairway with a double-glazed window to the front and a timber balustrade leads to the upper landing. Cupboards provide shelving/storage space. Radiator. Carpeted.

## LOUNGE

19'2" x 11'0" (5.86m x 3.37m)

Bright lounge with double-glazed windows to the front and rear overlooking the garden. Space for dining furniture. Coving. 2 radiators. Carpeted.

## BREAKFASTING KITCHEN

14'2" x 12'1" (4.34m x 3.69m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting wood effect worktops and coordinating upstand. Integrated appliances include a gas hob, extractor fan, eye level oven, microwave oven, dishwasher, washing machine, fridge and a freezer. Double-glazed window to the rear. Vertical radiator. Tiled flooring. Double-glazed UPVC door leads to the rear garden.

## UPPER LANDING

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

## BEDROOM 1

14'6" x 9'1" (4.42m x 2.77m)

Spacious double bedroom with a double-glazed window to the rear. Coving. Radiator. Carpeted.

## BEDROOM 2

12'3" x 8'9" (3.74m x 2.68m)

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

## BEDROOM 3

11'2" x 9'8" (3.41m x 2.97m)

Further double bedroom with a double-glazed window to the front. Cupboard houses the gas central heating condensing combi boiler. Radiator. Carpeted.

## BATHROOM

6'6" x 5'8" (1.99m x 1.75m)

3-piece suite comprising: W.C, wash hand basin and a bath with a folding screen and an electric shower unit above. Opaque double-glazed window to the front. Fully tiled. Heated towel rail. Tiled flooring.

## GARDEN

To the front of the property is low maintenance laid with paving. The enclosed rear garden is again low maintenance laid with mono bloc and an area of artificial grass. Ample space to add garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber gate provides access to the residential parking at the rear of the property.

## SUMMER HOUSE

11'10" x 7'8" (3.61m x 2.36m)

A timber summer house provides a sheltered spot to enjoy time outdoors in all weathers with provision for power and vinyl flooring.

## AGENTS NOTES

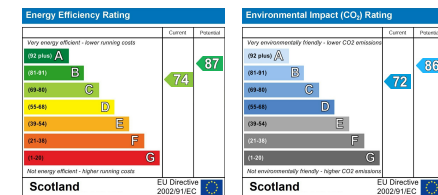
Please note that all room sizes are measured approximately to the widest points.











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