



91 Law View, Leven, KY8 5FR
Offers Over £330,000



EXQUISITE 4 Bedroom 2 Bathroom 2 Reception EXTENDED Detached Villa in a Sought-After Location FINISHED TO A HIGH STANDARD with modern interiors. Fabulous Family Home with converted garage / home office and excellent garden for entertaining with Outside Bar and BBQ Area. Just a short drive to Leven for the High Street, Beach, Golf Courses, and Train Station. Accommodation: Hall, lounge, dining kitchen, sunroom, utility room, W.C, converted garage/home office, master bedroom with an ensuite shower room, 2 further double bedrooms, good-sized single bedroom and a bathroom. DG. GCH. Great Social Garden with Bar, BBQ area and an External Shower. Off Street Parking. 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 leads to the upper landing. Laminate flooring.

LOUNGE

15'7" x 13'3" (4.76m x 4.04m)

Bright lounge with a double-glazed window to the front. Cupboard provides storage space. 2 radiators. Laminate flooring. Sliding door leads to the dining kitchen.

DINING KITCHEN

16'9" x 10'1" (5.12m x 3.08m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula unit provides a social dining space. Integrated appliances include a gas hob, extractor fan, eye level oven, additional oven/grill, dishwasher and a fridge/freezer. Ample space for dining furniture. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. Doorway to the utility room and access to the sunroom.

SUNROOM

10'2" x 7'8" (3.12m x 2.35m)

Bright sunroom with a double-glazed window to the rear and a double-glazed sunlight. Radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden.

UTILITY ROOM

6'4" x 5'3" (1.94m x 1.61m)

Convenient utility room with a floor standing unit with contrasting worktop and space for freestanding appliances below. Double-glazed window to the rear. Tiled flooring. Doorways to the W.C and converted garage.

W.C

6'4" x 4'2" (1.95m x 1.28m)

Contemporary 2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the rear. Heated towel rail. Vinyl flooring.

CONVERTED GARAGE

9'9" x 7'5" (2.98m x 2.28m)

Convenient additional storage space with access to the home office. Wall mounted gas central heating system boiler with a floor standing hot water cylinder. Ample additional space for storage. Carpeted. Composite door with a double-glazed window leads to the rear garden. Doorway to the home office.

HOME OFFICE

10'1" x 9'9" (3.09m x 2.98m)

Spacious home office with ample natural light from the original garage door, fully lined with provision for light and power. Carpeted.

UPPER LANDING

Hatch provides access to the roof space. 3 cupboards provide ample storage space. Radiator. Carpeted.

MASTER BEDROOM

14'4" x 9'9" (4.38m x 2.99m)

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

ENSUITE SHOWER ROOM

2.02m x 1.62m

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to front. Feature light with built-in speakers. Fully tiled. Heated towel rail. Vinyl flooring.

BEDROOM 2

9'10" x 7'6" (3.02m x 2.29m)

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

BEDROOM 3

12'2" x 9'9" (3.73m x 2.98m)

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

BEDROOM 4

11'2" x 9'9" (3.41m x 2.99m)

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

BATHROOM

6'7" x 6'0" (2.03m x 1.85m)

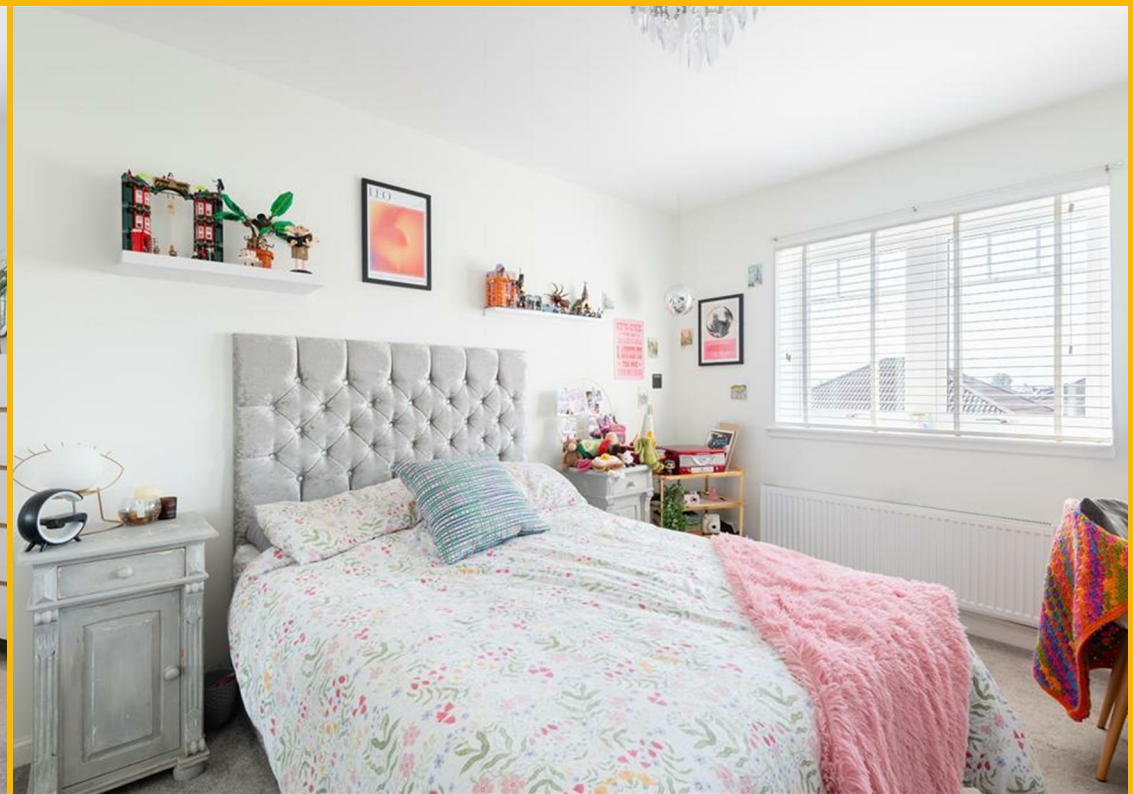
Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Feature light with built-in speakers. Heated towel rail. Vinyl flooring.

GARDEN

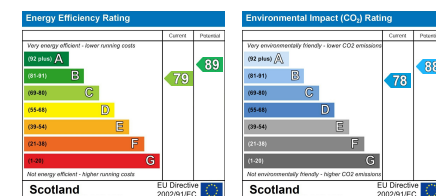
To the front of the property is an area of lawn and a mono bloc driveway providing off-street parking for multiple vehicles. A timber gate with privacy screen to the side leads through a bin storage area to the enclosed rear garden. The rear garden is laid to lawn with a paved patio and an area of timber decking providing ample space for garden furniture to relax and enjoy time in the sun. A timber bar and hot tub area with provision for light and power provides an excellent sheltered social space for entertaining family and friends, with a brick BBQ area to the side and an external shower.

AGENTS NOTES

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







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.