45 Park Drive, Leven, KY8 5AG

Offers Over £125,000

Fife Properties

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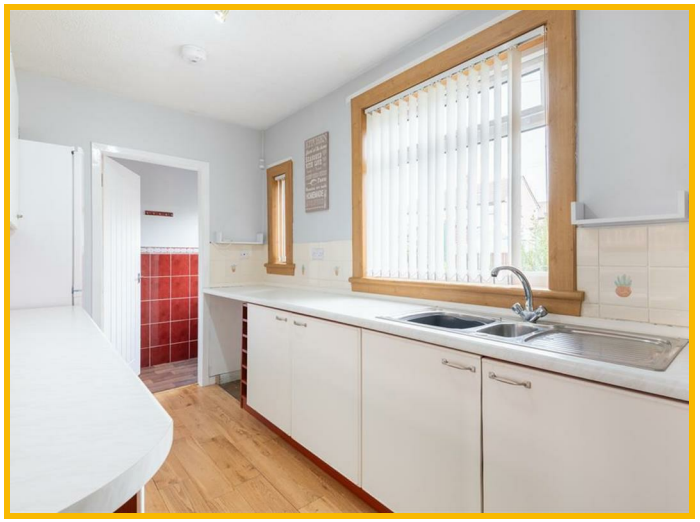
Fife Properties

Spacious 2 Bedroom End-Terraced Villa in MOVE IN CONDITION with STUNNING VIEWS and an enclosed garden. Situated in a SOUGHT-AFTER location within close proximity of the local Primary Schools and a short drive to Leven for the high street, retail park, health / leisure facilities, the Fife Coastal Path, beaches, golf courses, and Train Station. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a shower room. DG. GCH. Gardens. PERSONAL PROPERTY TOUR available online.



DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Radiator. Carpeted.

LOUNGE
15'6" x 12'2" (4.74m x 3.72m)
Bright and spacious lounge with double-glazed patio doors to the front providing ample natural light and access to the front garden. Radiator. Carpeted.

KITCHEN
12'4" x 6'11" (3.77m x 2.11m)
Galley style kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances. 2 double-glazed windows to the rear overlooking the garden. Radiator. Engineered hardwood flooring. Doorway to the rear hall.

REAR HALL
Cupboard houses the gas central heating combi boiler and the alarm system with additional storage space below. UPVC door with an opaque double-glazed window leads to the rear garden. Vinyl flooring.

UPPER LANDING
Hatch provides access to the attic. Cupboard provides shelving/storage space. Carpeted.

BEDROOM 1
15'9" x 9'8" (4.82m x 2.95m)
Spacious double bedroom with a double-glazed window to the front with a view towards the Firth of Forth. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 2
13'0" x 10'2" (3.97m x 3.11m)
Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

SHOWER ROOM
7'4" x 5'2" (2.26m x 1.58m)
3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet-walled. Heated towel rail. Laminate flooring.

GARDEN
The front garden is laid to lawn with borders containing an array of plants and shrubs with a fishpond providing a focal point. A paved path with a timber gate to the side of the property leads to the rear garden. The enclosed rear garden is laid to lawn with borders containing established plants and shrubs. Areas of gravel and timber decking provide an ideal location for garden furniture to relax and enjoy time in the sun. A timber shed provides outdoor storage and a green house is ideal for any keen gardener to grow their own home produce.

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

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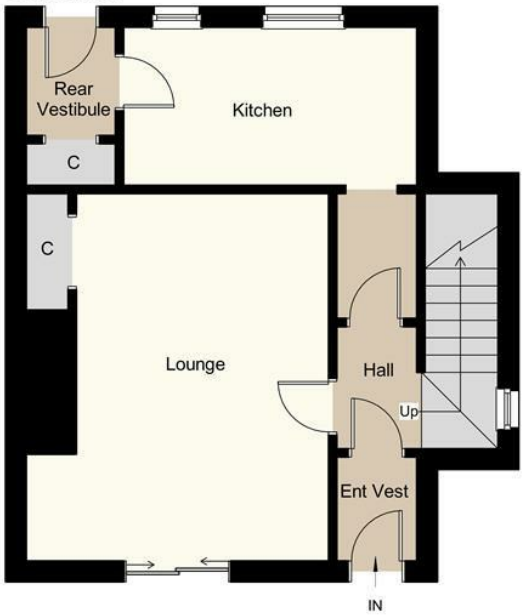
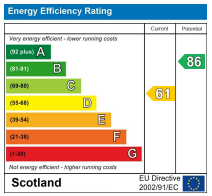
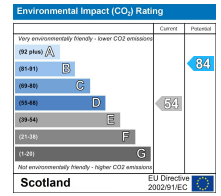
First Floor

Ground Floor







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