



56 Anderson Street, Leven, KY8 4QW

Offers Over £95,000



SPACIOUS 2 Bedroom Maisonette in MOVE IN CONDITION with some ORIGINAL FEATURES situated in a sought-after location just a short walk from the Town Centre providing all essential amenities and Train Station. Fife Coastal Path, Beach and Golf Courses nearby providing beautiful outdoor spaces to enjoy. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Shared Garden. 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 shared stairway with a timber door leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Cupboard provides shelving/storage space. Radiator. Carpeted.

LOUNGE

15'7" x 13'10" (4.75m x 4.22m)

Bright lounge with a double-glazed bay window to the front with fixed window seating. Cupboard provides storage space. Electric fire set in a timber surround. Cornicing. Radiator. Carpeted.

KITCHEN

9'6" x 6'4" (2.92m x 1.95m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven. Wall mounted gas central heating combi boiler. 2 double-glazed windows to the rear. Coving. Laminate flooring.

BEDROOM 2

14'5" x 12'8" (4.40m x 3.87m)

Downstairs double bedroom with a double-glazed window to the rear. Cupboard provides shelving/storage space. Picture rail. Radiator. Carpeted.

UPPER LANDING

Leads to bedroom 1 and has an area ideal for storage or perhaps even a work from home space. Carpeted.

BEDROOM 1

15'9" x 13'10" (4.82m x 4.23m)

Spacious double bedroom with a Velux window to the front. Cupboard provides storage space. Hatch provides access to the roof space. Radiator. Carpeted.

BATHROOM

8'8" x 8'0" (2.66m x 2.44m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit. Opaque double-glazed window to the front. Partially tiled. Coving. Radiator. Laminate flooring.

GARDEN

To the rear of the property is a shared garden mainly laid to lawn with drying green facilities in place. The front of the property has residents parking with space for several vehicles.

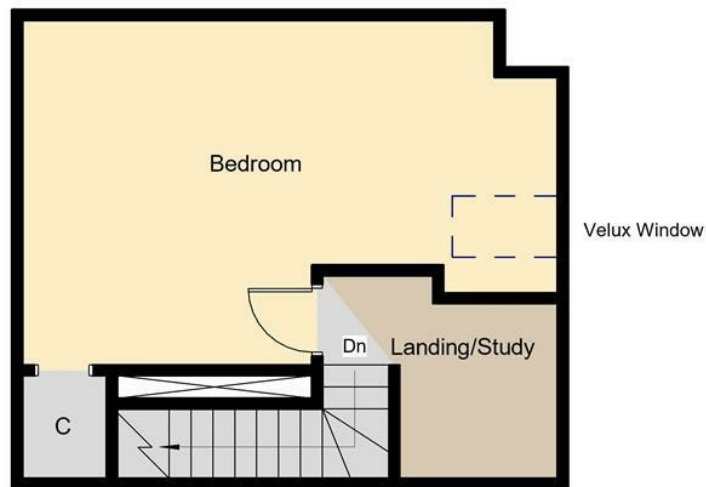
AGENTS NOTES

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

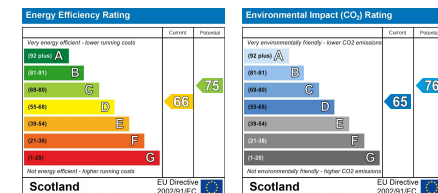




Attic Floor



First Floor



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.