

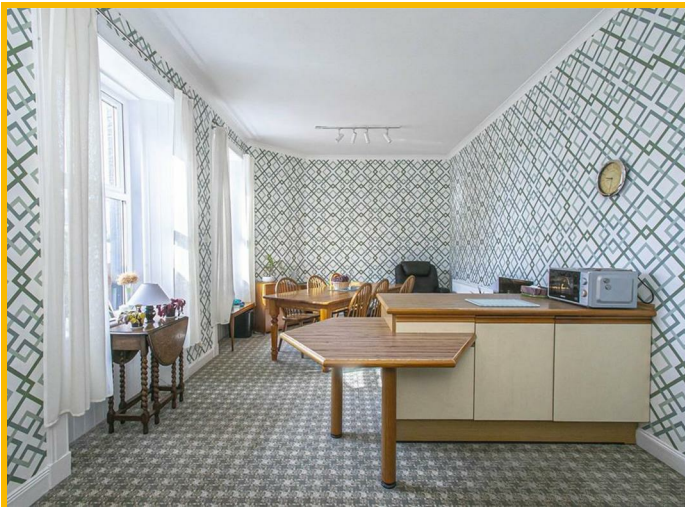


**4 Springbank Villas, Links Road, Leven, KY8 4HS**

**Offers Over £350,000**



BEAUTIFUL 5 Bedroom family home in Sought-After Location. This End Terrace Villa offers SEA VIEWS across the Firth of Forth, many ORIGINAL FEATURES, and the opportunity to add value. With the Golf Courses, Beach and Fife Coastal Path just a few steps away, and a short walk to the High Street, Retail Park, and Train Station. Accommodation: Hall, sitting room, dining kitchen, utility room, shower room, W.C, 4 double bedrooms, single bedroom and a bathroom. DG. GCH, Garden. Detached Garage. 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 to Edinburgh, Glasgow Dundee and further afield.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via timber double doors leading into the lower hallway. Carpeted stairs with a timber balustrade leading to the upper landing. Under-stair cupboard provides storage space with a walk-in cupboard providing abundant shelved storage. Original cornicing and ceiling rose. Radiator. Carpeted.

## SITTING ROOM

17'2" x 15'2" (5.25m x 4.64m)

Spacious sitting room with a double-glazed bay window to the front. Feature fireplace with an electric fire set in a marble and timber surround. Alcove provides display/storage space. Original cornicing. Radiator. Carpeted.

## DINING KITCHEN

22'9" x 11'5" (6.95m x 3.49m)

Spacious, open plan fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and co-ordinating upstand. Peninsula unit provides a social dining space with additional storage below. Ample space for

dining furniture. 2 double-glazed windows to the rear. Coving. Radiator. Carpeted. Doorway to the rear hall.

## REAR HALL

Provides access to the W.C, utility room, shower room and the rear garden.

## W.C

4'1" x 3'4" (1.25m x 1.04m)

2-piece suite comprising: W.C and a wash hand basin.

## UTILITY ROOM

9'3" x 6'4" (2.83m x 1.94m)

Convenient utility room comprising a stainless steel sink unit and ample space for freestanding appliances. Wall mounted gas central heating combi boiler. Opaque double-glazed window to the side. Radiator. Carpeted. Doorway to the shower room.

## SHOWER ROOM

9'3" x 5'6" (2.83m x 1.68m)

3-piece suite comprising: W.C, wash hand basin and walk in shower area with a fixed screen and an electric shower unit. Partially tiled/wet walled. Radiator. Vinyl flooring.

## BEDROOM 5

15'2" x 10'6" (4.63m x 3.21m)

Spacious downstairs double bedroom with a double-glazed window to the side. Cornicing. Radiator. Carpeted.

## UPPER LANDING

Stunning stained-glass skylight provides natural light and a beautiful feature. Walk-in cupboard provides shelving/hanging/storage space with an access hatch to the roof space. Carpeted.

## BEDROOM 1

16'4" x 15'3" (4.98m x 4.65m)

Spacious double bedroom with a double-glazed bay window to the front. Original decorative fireplace with a beautiful, tiled surround set on a tiled hearth. Cupboard provides storage space. Cornicing. Radiator. Carpeted.

## BEDROOM 2

15'3" x 8'8" (4.65m x 2.65m)

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

## BEDROOM 3

15'3" x 13'5" (4.65m x 4.09m)

Further roomy double bedroom with a double-glazed window to the rear with views across the Firth of Forth. Original decorative fireplace with a timber surround. Cupboard provides storage space. Cornicing. Radiator. Carpeted.

## BEDROOM 4

9'4" x 7'3" (2.85m x 2.23m)

Good-sized single bedroom with a double-glazed window to the front. Radiator. Carpeted.

## BATHROOM

9'11" x 7'3" (3.03m x 2.23m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath. Opaque double-glazed window to the rear. Partial timber panelling. Radiator. Vinyl flooring.

## GARDEN

To the front of the property the garden is colourful with established plants, shrubs and trees providing colour throughout the seasons. The enclosed rear garden is low maintenance laid with paving and gravel with mature hedgerow providing privacy. A timber gate provides access to the driveway leading to the garage.

## GARAGE

17'11" x 8'9" (5.48m x 2.69m)

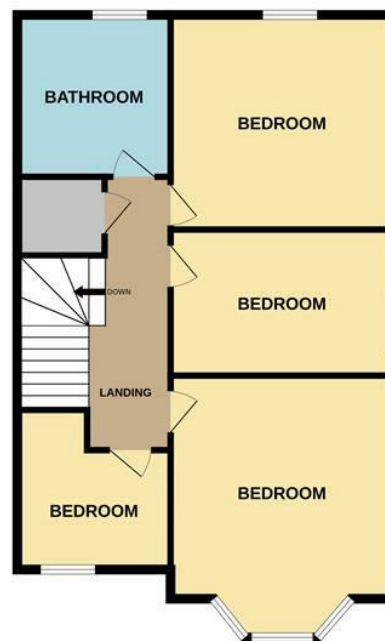
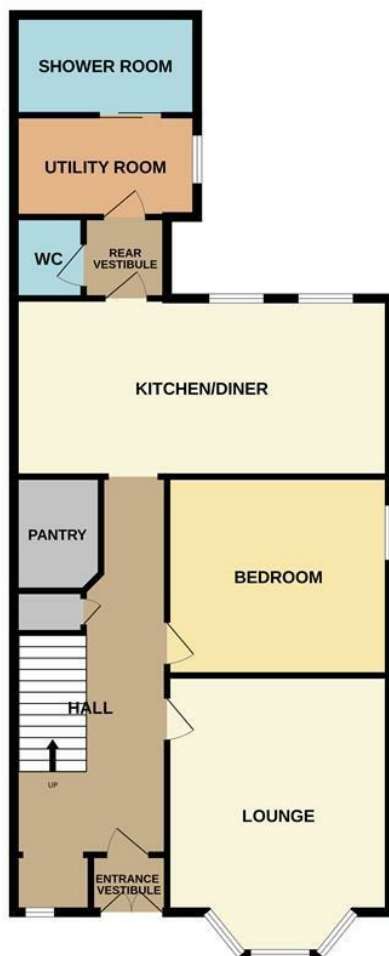
Detached garage accessed via a metal up-and-over door provides secure parking with additional storage space. Single-glazed window to the side. Concrete flooring.

## AGENTS NOTES

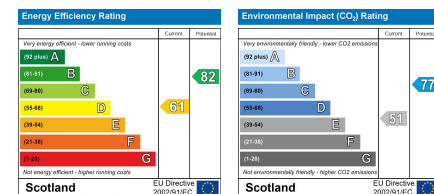
Please note that all room sizes are measured approximately to the widest points.







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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