



**28 Adamson Terrace, Leven, KY8 4EL**

**Offers Over £85,000**



SPACIOUS 2 Bedroom Upper Apartment in a SOUGHT-AFTER location, with OFF STREET PARKING and flexible outbuildings. Located a short drive to Primary / Secondary Schools and Leven for the High Street, Beach, Golf Courses, and Train Station offering links to Edinburgh and beyond. Accommodation: Hall, lounge, breakfasting kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden with multi-purpose outbuildings. Driveway. 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), Leven Links and Scoonie Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews the 'Home of Golf' and the East Neuk are both 30 minutes away while Edinburgh and Dundee are 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 to the hall is via a UPVC door with carpeted stairs and a timber balustrade leading to the upper landing. Walk-in cupboard provides ample shelving/storage space, with an access hatch to the attic via a fixed metal ladder. Additional cupboard provides further storage space. Carpeted.

## LOUNGE

16'2" x 12'0" (4.93m x 3.67m)

Bright lounge with a double-glazed window to the front. Feature electric fire set in a timber surround. Radiator. Carpeted. Doorway to the breakfasting kitchen.

## BREAKFASTING KITCHEN

10'11" x 8'8" (3.33m x 2.65m)

Good-sized breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Coordinating cupboard houses the gas central heating condensing combi boiler.

Space for freestanding appliances and dining furniture. 2 double-glazed windows to the rear. Vinyl tile flooring.

## BEDROOM 1

14'10" x 10'9" (4.53m x 3.30m)

Good-sized double bedroom with a double-glazed window to the front. Cupboard provides storage space. Alcove provides display/storage space. Picture rail. Radiator. Carpeted.

## BEDROOM 2

13'0" x 10'4" (3.97m x 3.16m)

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

## BATHROOM

6'8" x 6'4" (2.05m x 1.94m)

3-piece suite comprising: W.C, wash hand basin and a P-shaped bath with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Radiator. Vinyl flooring.

## GARDEN

To the front of the property a paved driveway which provides off street parking. The rear garden is low maintenance laid with gravel and has a mature cherry tree to the side. 2 paved patio areas provide ideal spaces for garden furniture to relax in the sun with family and friends. Outbuildings at the end of the garden.

## BAR ROOM

15'3" x 10'10" (4.66m x 3.32m)

Great sheltered space to create a bar space or a home office with provision for light and power with paved flooring. Timber door leads to a multi-purpose storage area.

## STORAGE AREA

17'10" x 9'0" (5.45m x 2.75m)

Good-sized multi-purpose space, with provision for light and power with paved flooring.

## AGENTS NOTES

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

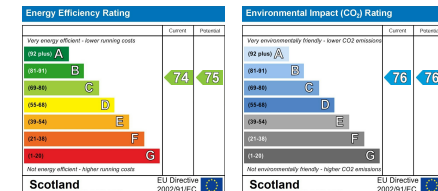




# FIRST FLOOR



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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