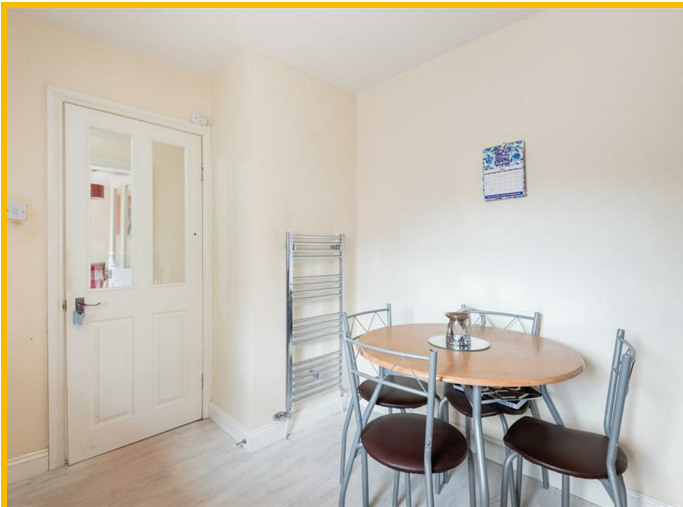




3a Manse Place, Leven, KY8 4LF

Offers Over £80,000

SPACIOUS 2 Bedroom Upper Apartment located in the heart of Leven in a SOUGHT-AFTER AREA within walking distance of all essential amenities including Train and Bus stations providing great local transport options and direct rail links with Edinburgh. Close to the Fife Coastal Path and Beach with several golf courses nearby. Great Investment opportunity to potentially acquire with sitting tenants. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. 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 is via a UPVC door with opaque double-glazed inlet leading into the hallway. 3 cupboards provide ample storage space. Hatch provides access to the roof space. Radiator. Vinyl flooring.

LOUNGE

12'8" x 12'2" (3.87m x 3.71m)

Bright lounge with a double-glazed window to the rear. Radiator. Carpeted.

DINING KITCHEN

11'3" x 9'7" (3.45m x 2.94m)

Good-sized dining kitchen comprising: Wall mounted, floor standing units with co-ordinating worktops and matching upstand. Integrated appliances include a gas hob, extractor fan and an oven below. Space for additional freestanding appliances and dining furniture. Double-glazed window to the rear. Wall mounted gas central heating condensing combi boiler. Heated towel rail. Vinyl flooring.

BEDROOM 1

16'6" x 9'1" (5.05m x 2.78m)

Spacious double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Vinyl flooring.

BEDROOM 2

12'3" x 11'8" (3.74m x 3.56m)

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

BATHROOM

7'4" x 5'9" (2.26m x 1.77m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and a mixer tap shower attachment. Partially wet walled. Heated towel rail. Vinyl flooring.

GROUNDS

The property is accessed via a paved, shared close with an open area providing bin storage. Concrete steps lead to the property entrance with a small terrace with space for a patio table and chairs.

AGENTS NOTES

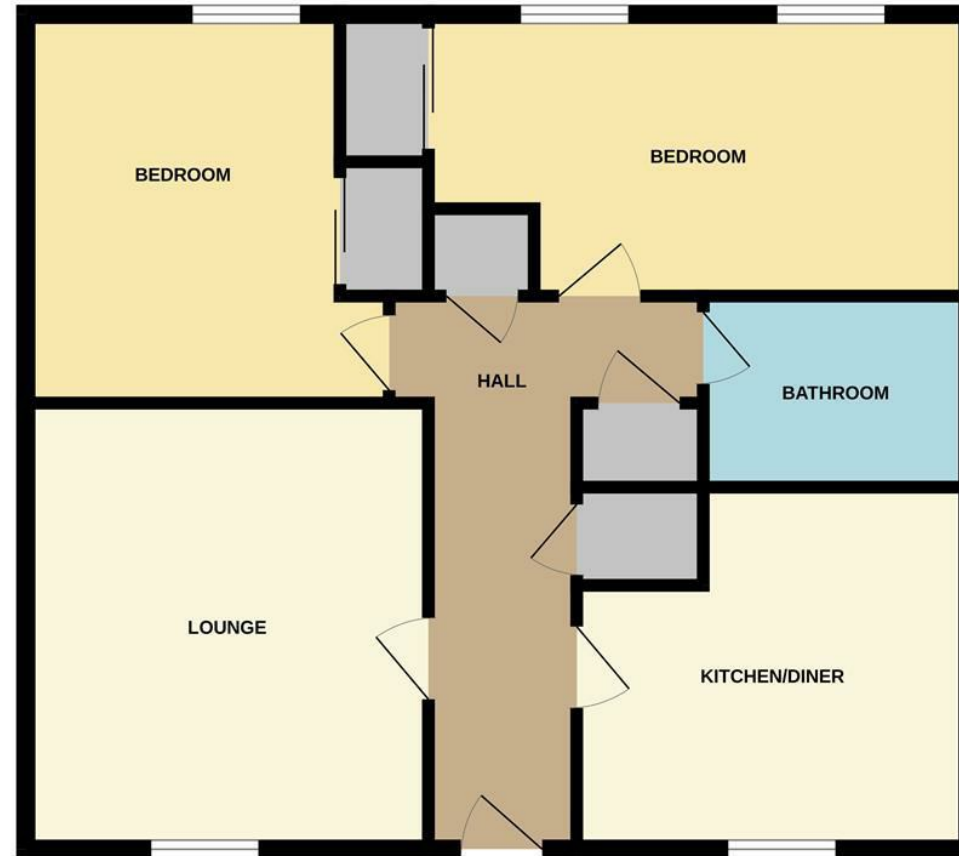
Please note that all room sizes are measured approximately to the widest points.



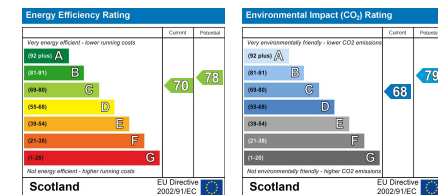


3a
Manse
Place

GROUND 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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