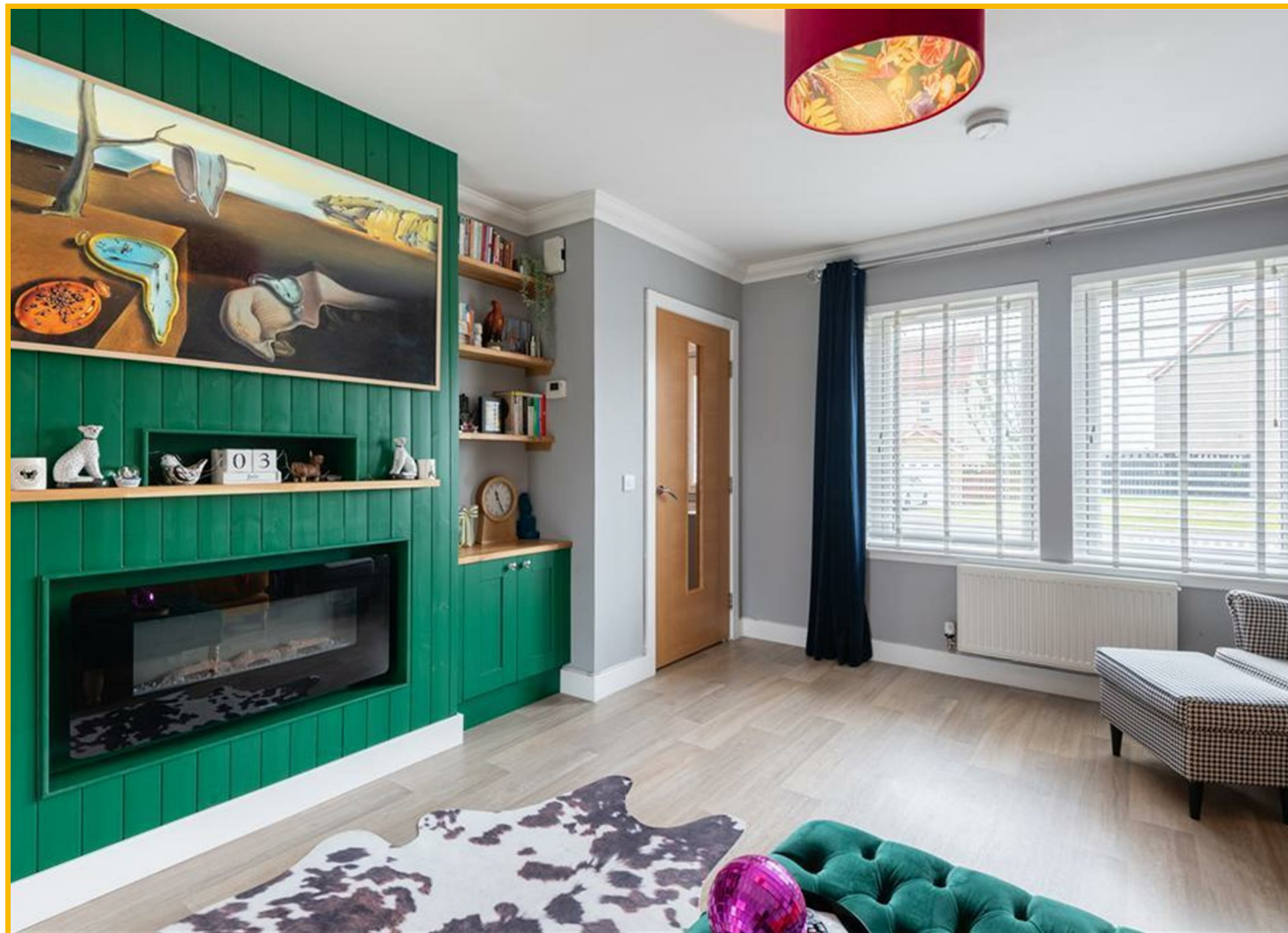




16 Orchid Lane, Leven, KY8 4FT
Offers Over £270,000

 **Fife
Properties**

IMMACULATE 4 Bedroom 2 Bathroom Detached EXECUTIVE Villa FINISHED TO A VERY HIGH STANDARD with Off Street Parking, Garage and a Landscaped Garden. Located in a sought-after area, within walking distance to Cameron Bridge Train Station and a short drive to local schools, and Leven for the Fife Coastal Path, high street, retail park, beach, golf courses, and further Train Station. Accommodation: Hall, lounge, dining kitchen, utility room, W.C, master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom DG, GCH. Gardens. Driveway and a 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), 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 composite door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Vinyl flooring.

LOUNGE

14'4" x 12'9" (4.38m x 3.89m)

Spacious lounge with a double-glazed window to the front. Feature media wall with an inset electric fire and integrated display/shelving/storage space. Coving. Radiator. Vinyl flooring. Doorway to the dining kitchen.

DINING KITCHEN

19'6" x 9'4" (5.95m x 2.85m)

Bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include a gas hob, extractor fan, oven, dishwasher and a fridge/freezer. Ample space for dining furniture. Double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring.

Double-glazed patio doors lead to the rear garden. Doorway to the utility room.

UTILITY ROOM

7'2" x 6'3" (2.20m x 1.93m)

Convenient utility room with wall mounted, floor standing units, stainless steel sink and space for freestanding appliances below. Vinyl flooring. Doorways to the W.C and the rear garden.

W.C

8'11" x 3'9" (2.74m x 1.16m)

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

UPPER LANDING

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

MASTER BEDROOM

12'11" x 9'2" (3.95m x 2.81m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'10" x 5'3" (2.09m x 1.61m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a folding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Vinyl flooring.

BEDROOM 2

10'2" x 8'9" (3.10m x 2.67m)

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

BEDROOM 3

8'9" x 8'1" (2.67m x 2.48m)

Further double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 4

12'11" x 9'4" (3.94m x 2.85m)

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

BATHROOM

7'2" x 6'2" (2.20m x 1.89m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

GARDEN

To the front of the property is laid to lawn with a mono bloc driveway providing off street parking and access to the garage. A timber gate to the side leads to the rear garden and a bin storage area. The enclosed rear garden is low maintenance laid with artificial grass, gravel and paving, raised timber borders display mature trees, plants and shrubs, and an in-built seating area. Raised decking area provides ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends.

GARAGE

17'1" x 9'2" (5.22m x 2.80m)

Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space. Wall mounted gas central heating condensing combi boiler. Hatch to under stair storage area with potential to open up as an internal access point. Fitted with light, power and plumbing with concrete flooring.

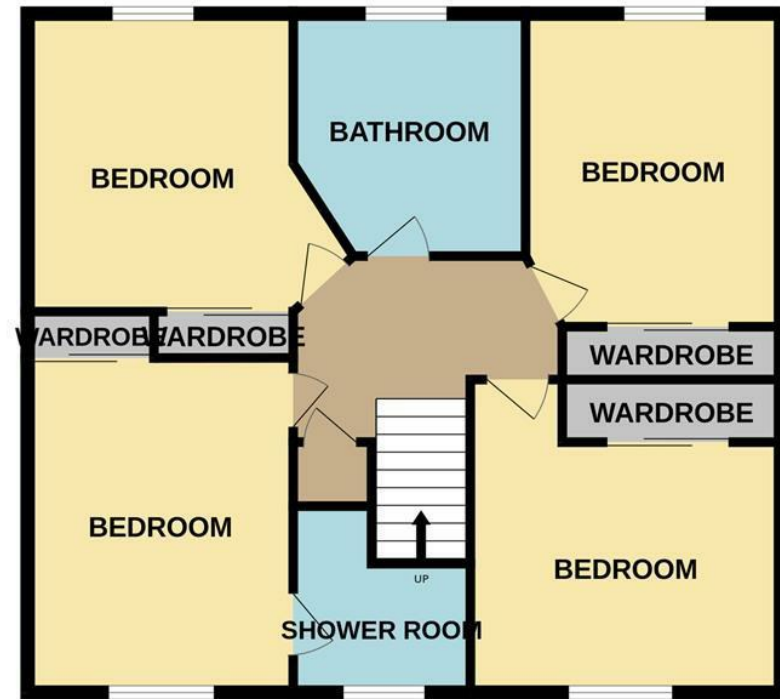
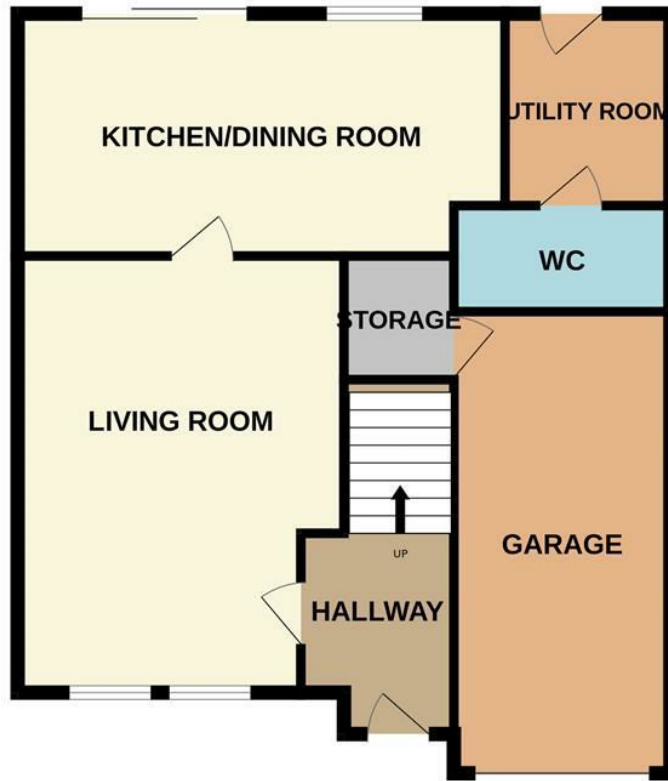
AGENTS NOTES

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

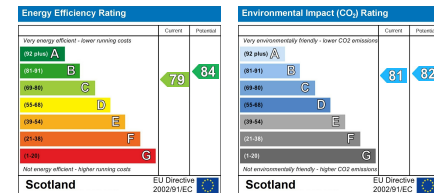




GROUND & FIRST FLOOR



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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