



**Gowan Bank Links Road, Leven, KY8 4HP**

**Offers Over £150,000**





**DEVELOPMENT OPPORTUNITY.** Semi-Detached Bungalow with **FULL PLANNING CONSENT** to create a 2 Bedroom 2 Reception Semi-Detached Bungalow. Planning Number 21/01977/FULL. An opportunity to **ADD VALUE** and create a beautiful family home within walking distance of the Beach, the Fife Coastal Path, high street, retail park, restaurants, golf courses, and Train Station. **PROPERTY TOUR** and **LOCATION 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.

### MAIN BUILDING

Currently a semi-detached bungalow of brick construction. Internal floor area approx. 100 sq. meters. Provision for water, electricity and gas. Proposed plans for an open plan lounge/dining room/kitchen, utility/boot room, 2 double bedrooms and a bathroom.

### OUTSIDE SPACE

To the front of the property the garden is currently laid to lawn with a brick wall surround. Planning consent for off-street parking is approved. To the side of the property is a paved walkway allowing access to the rear garden. The rear garden is fully paved with a timber fence surround.

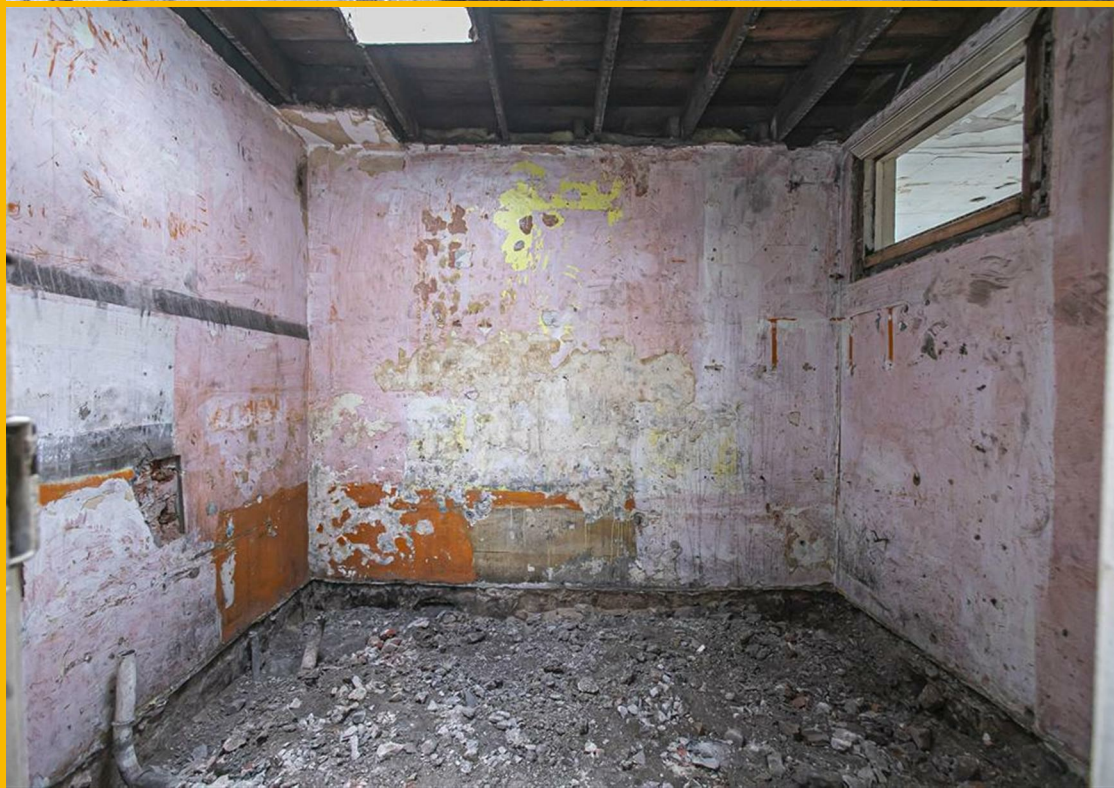
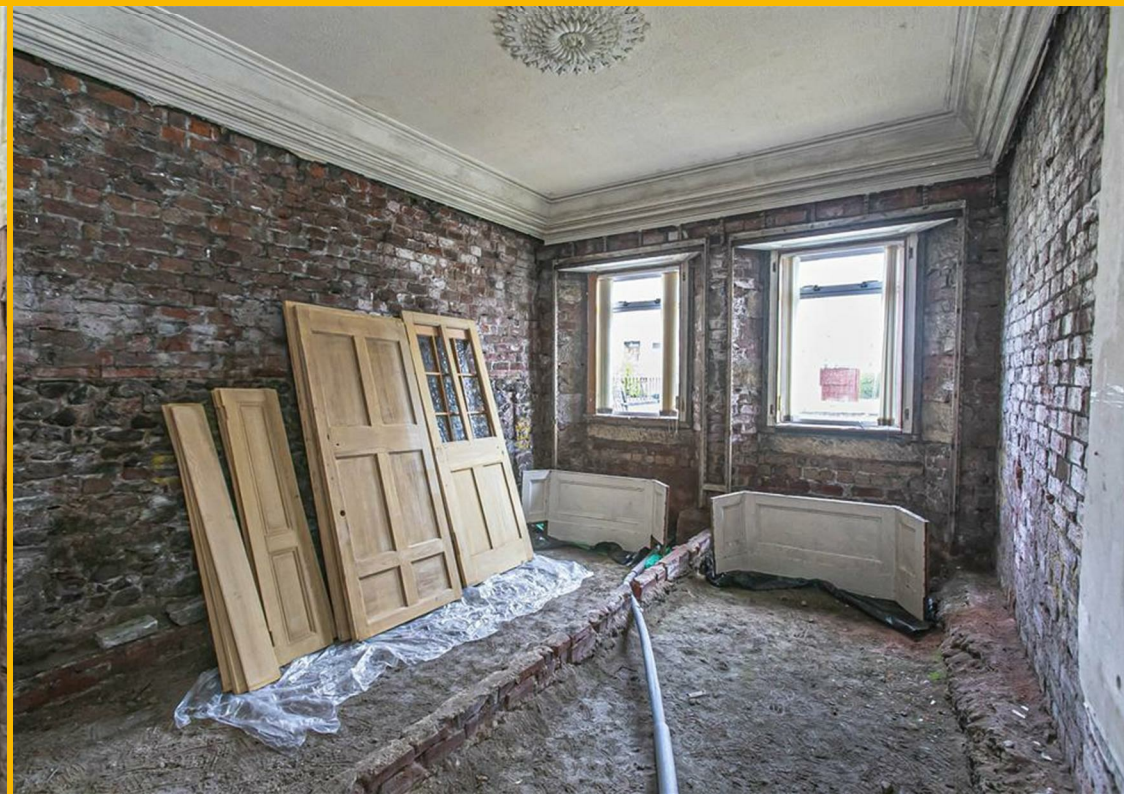
### DIRECTIONS

Please contact agent for further information.

### AGENTS NOTES

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

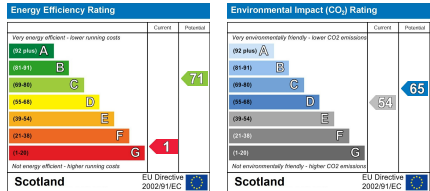












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