



**Cairnglass, 1 Forman Road, Leven, KY8 4HH**  
**Offers Over £325,000**

 **Fife  
Properties**

STUNNING 3 Bedroom Detached Bungalow FINISHED TO A HIGH STANDARD with a SPECTACULAR south facing garden, detached double garage and an extensive driveway. Located in a sought-after area within walking distance to Leven town centre which boasts an array of amenities including Primary / Secondary schools with the Beach, Fife Coastal Path and Golf Courses nearby. Excellent local transport links and Leven train station provides direct access with Edinburgh city centre. Accommodation: Hall, lounge, dining kitchen, utility room, master bedroom with an ensuite W.C, 2 further bedrooms and a shower room. DG. GCH. Landscaped Gardens with a potting shed and a multipurpose room. Extensive Driveway and Detached Double 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 from the driveway at the rear of the property via a UPVC door with opaque double-glazed inlets leads into the spacious hallway. Cupboard provides shelving/hanging/storage space. Hatch provides access to the roof space. Coving. 2 radiators. Carpeted.

LOUNGE 17'3" x 16'2" (5.28m x 4.95m)

Bright lounge with double-glazed patio doors to the rear providing natural light and access to the rear garden. Feature electric wood burning stove set in a timber surround with a natural stone hearth. Built-in speaker system. Coving. 2 radiators. Carpeted. Access to the dining kitchen.

DINING KITCHEN 17'3" x 12'6" ( 5.27m x 3.82m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. Freestanding gas range cooker with dual ovens below and an integrated extractor fan above. Ample space for freestanding appliances and dining furniture. 2 double-glazed windows to the front overlooking the garden. Coving. Radiator. Laminate flooring. Doorway to the utility room.

UTILITY ROOM 9'11" x 5'10" (3.04m x 1.78m)

Convenient utility room comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks with space for a freestanding appliance below. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Radiator. Laminate flooring.

MASTER BEDROOM 11'7" x 10'0" (3.55m x 3.05m)

Good-sized double bedroom with a double-glazed window to the front overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the ensuite W.C.

ENSUITE W.C 7'7" x 3'2" (2.32m x 0.97m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin with a wet walled splashback. Fixed shelving provides display/storage space. Heated towel rail. Vinyl flooring.

BEDROOM 2 10'11" x 9'5" (3.33m x 2.89m)

Additional double bedroom with a double-glazed window to the rear. Coving. Radiator. Carpeted. Access to bedroom 3 currently utilised as a dressing room with potential to reinstate the wall between the 2 bedrooms.

BEDROOM 3 9'5" x 7'9" (2.89m x 2.38m)

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

SHOWER ROOM 9'11" x 6'10" (3.03m x 2.10m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with a thermostatic control rainfall shower. Opaque double-glazed window to the front. Partially wet walled. Heated towel rail. Laminate flooring.

GARDEN

To the front of the property is a beautifully landscaped garden with an area of lawn and borders containing an array of plants, shrubs and trees with hedgerow providing a level of privacy from neighbouring properties. Timber decking offers an additional location for garden furniture. To the side of the property is a gravel driveway providing off street parking for several vehicles and access to the double garage. The rear garden again is beautifully landscaped with areas of lawn and borders containing mature plants, shrubs and trees. A timber decked area and a paved patio provide ideal locations for garden furniture to relax and enjoy time in the sun all day long. Potting shed with fixed benches and paved flooring gives the perfect space for a keen gardener to grow seeds and grow home produce. The garden benefits from multiple external electrical points and taps in both the front and rear gardens for easy watering in the hotter months.

MULTIPURPOSE ROOM 15'2" x 7'3" (4.64m x 2.22m)

Good-sized multipurpose room with a double-glazed window to the front, ideal for use as a home office / business space, garden room or even a games room. Fitted with provision for light and power with laminate flooring.

GARAGE

5.20m x 5.00m

Good-sized garage accessed via an electric roller door with potential to provide secure parking for 2 cars or 1 car with ample additional storage space. Fixed shelving provides storage space. Provision for light and power with concrete flooring.

AGENTS NOTES

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

Fife Properties Leven

01333 421774

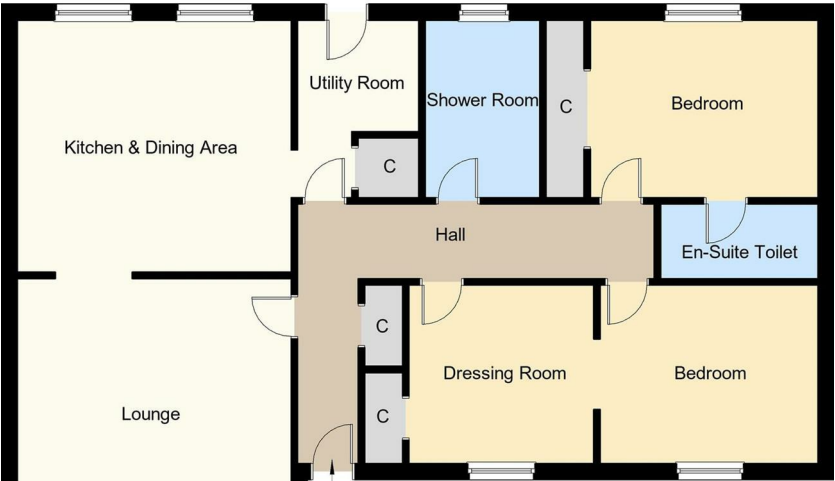
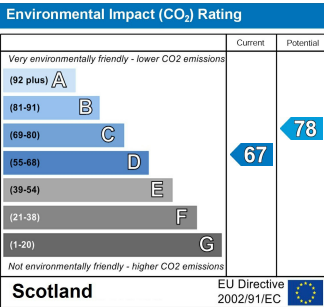
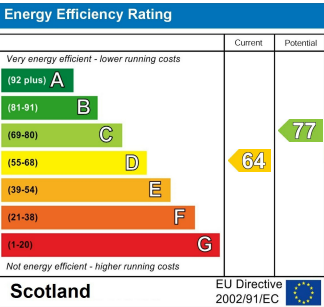
9 Mitchell Street

Leven

KY8 4HJ

Email: [leven@fifeproperties.co.uk](mailto:leven@fifeproperties.co.uk)

Website: [www.fifeproperties.co.uk](http://www.fifeproperties.co.uk)



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