



14 Poppy Grove, Leven, KY8 4FS

Offers Over £160,000



SPACIOUS 2 Bedroom Mid-Terraced villa in a SOUGHT-AFTER location, FINISHED TO A HIGH STANDARD with Off Street Parking and an enclosed rear garden. A fabulous starter home within walking distance of Cameron Bridge Train Station and a short drive to local Primary / Secondary Schools and Leven town centre for the retail park and all essential amenities with the Beach, Fife Coastal Path, Golf Courses, and further Train Station. Accommodation: Hall, lounge, dining kitchen, W.C, 2 double bedrooms and a bathroom. DG. GCH. Garden. Off-Street Parking. 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 hall. Radiator. Laminate flooring. Doorways to the downstairs W.C and lounge.

W.C

6'10" x 3'7" (2.10m x 1.11m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Heated towel rail. Laminate flooring.

LOUNGE

16'5" x 10'9" (5.02m x 3.30m)

Good-sized lounge with a double-glazed window to the front. Cupboard provides ample storage space with provision for light and power. Coving. 2 radiators. Laminate flooring. Carpeted stairway with a timber balustrade leads to the upper landing. Doorway to the dining kitchen.

DINING KITCHEN

13'11" x 8'5" (4.26m x 2.59m)

Bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a gas hob with an oven below and extractor fan above. Ample space for several freestanding appliances and dining furniture. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear overlooks the garden. Radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden.

UPPER LANDING

Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 1

9'11" x 8'5" (3.04m x 2.57m)

Double bedroom with 2 double-glazed windows to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

11'9" x 8'3" (3.59m x 2.54m)

Additional double bedroom with 2 double-glazed windows to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

7'10" x 6'2" (2.41m x 1.90m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed screen and a thermostatic control shower. Partially tiled with a fixed mirror. Heated towel rail. Vinyl flooring.

GARDEN

To the front of the property is a low maintenance area of garden and a mono bloc driveway providing off street parking for 2 cars. The rear garden is enclosed within a timber fence surround with a timber gate for bin access, making this a

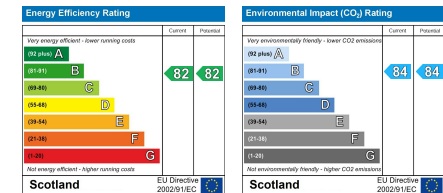
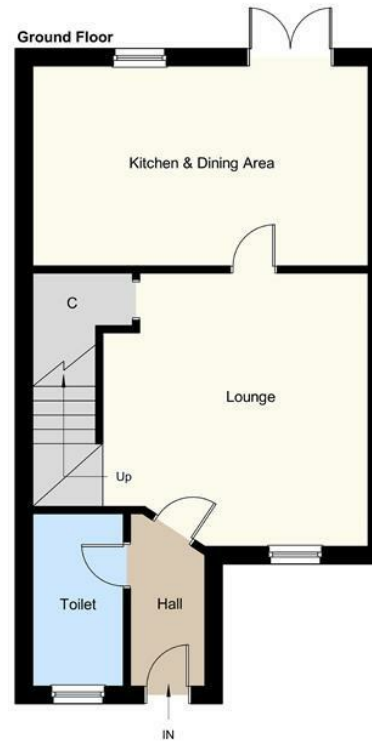
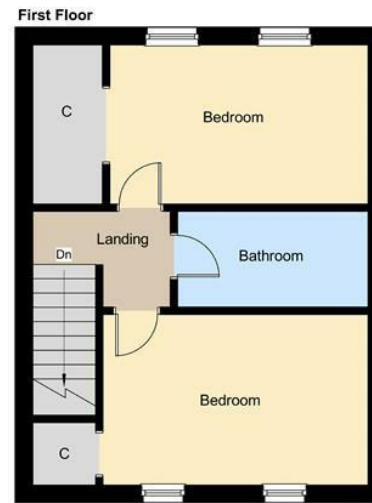
safe space for children and pets to play. The garden is laid to lawn with an area of timber decking ideal for garden furniture to relax and enjoy time in the sun. Shed provides outdoor storage space.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.