



**8 Glencairn Gardens, Leven, KY8 5NE**  
**Offers Over £350,000**





IMMACULATE 4 Bedroom 3 Bathroom 3 Reception Detached EXTENDED Villa FINISHED TO A HIGH STANDARD with extensive Off-Street Parking, Garage, Landscaped Gardens and a Summer Room, a fabulous family home offering a tranquil lifestyle. Located in a Sought-After location within walking distance from Letham Glen and a short drive to essential amenities, Primary / Secondary Schools, Beach, Golf Courses, Retail Park, and Train Station which provides direct links to Edinburgh City Centre. Accommodation: Hall, lounge, dining room, kitchen, sitting room, 2 ensuite bedrooms, 2 additional double bedrooms and a shower room. DG. GCH. Garden. Summer room. 2 Driveways 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 UPVC door with opaque double-glazed inlets leading into the spacious lower hallway through the vestibule. Carpeted stairway with a timber balustrade leads to the upper landing. 2 cupboards provide ample storage space. 2 radiators. Engineered hardwood flooring.

## LOUNGE

17'4" x 10'5" (5.29m x 3.19m)

Good-sized lounge with double-glazed windows to the side and rear overlooking the garden. 2 radiators. Engineered hardwood flooring. Bi-fold doors lead to the dining room.

## DINING ROOM

12'9" x 11'2" (3.89m x 3.41m)

Bright dining room with double-glazed windows and patio doors to the rear providing natural light and access to the garden. Radiator. Engineered hardwood flooring. Double doors lead into the kitchen.

## KITCHEN

12'7" x 11'3" (3.85m x 3.44m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Freestanding induction range cooker with ovens below, integrated appliances include a fridge/freezer, dishwasher and an 'Insinkerator' waste disposal system. Double-glazed window to the side. Wall mounted gas central heating condensing combi boiler. Radiator. Engineered hardwood flooring. Doorway to the lower hallway.

## SITTING ROOM

13'9" x 12'0" (4.21m x 3.68m)

Spacious sitting room with a double-glazed window to the front. Feature electric fire set in a natural stone surround. Radiator. Laminate flooring.

## BEDROOM 3

13'11" x 12'0" (4.25m x 3.68m)

Additional double bedroom with double-glazed windows to the side and front. Fitted wardrobes provide shelving/hanging/storage space with mirrored doors. Radiator. Carpeted.

## BEDROOM 4

12'2" x 9'4" (3.73m x 2.85m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

## SHOWER ROOM

7'11" x 5'4" (2.42m x 1.64m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Radiator. Laminate flooring.

## UPPER LANDING

Built-in wardrobe with mirrored sliding doors provides hanging/storage space. Velux window to the side. Engineered hardwood flooring.

## MASTER BEDROOM

18'6" x 12'4" (5.66m x 3.76m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides hanging/storage space. Radiator. Engineered hardwood flooring. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

5'9" x 5'6" (1.77m x 1.69m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with sliding doors and a thermostatic control shower. Velux window to the side. Fully tiled. Radiator. Laminate flooring.

## BEDROOM 2

16'11" x 16'2" (5.17m x 4.95m)

Spacious double bedroom with a double-glazed window to the front. Radiator. Engineered hardwood flooring. Doorway to the ensuite bathroom.

## ENSUITE BATHROOM

6'3" x 5'3" (1.92m x 1.62m)

3-piece suite comprising: W.C, wash hand basin and a bath. Fully tiled. Radiator. Tiled flooring.

## GARDEN

The property sits on a substantial plot with a laid to lawn garden to the front with borders containing established plants and shrubs. 2 driveways provide off street parking for several vehicles and access to the garage. Timber gates to both sides of the property lead to the enclosed rear garden. The landscaped rear garden has an elevated low maintenance area enclosed within a cast iron fence surround with an area of timber decking. The lower garden is laid to lawn with borders containing established plants, shrubs and trees including apple trees. Good-sized summer room with timber decking providing an ideal spot for entertaining family and friends in the sun all year round. External power points and water outlets make for a much easier way of caring for the garden.

## SUMMER ROOM

12'4" x 7'1" (3.78m x 2.18m)

The summer room is fully lined and insulated with light and power providing a great social space when entertaining guests and would also make a great home office space.

## GARAGE

16'2" x 9'8" (4.95m x 2.96m)

Access is via a metal up and over door providing secure parking with additional storage space. Concrete flooring. Metal door provides additional access from the rear garden.

## AGENTS NOTES

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









GROUND FLOOR  
107.7 sq.m. (1160 sq.ft.) approx.

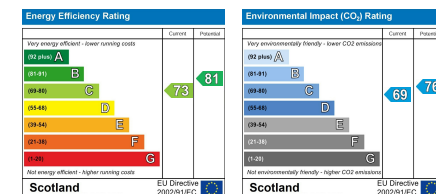


1ST FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



TOTAL FLOOR AREA : 162.6 sq.m. (1750 sq.ft.) approx.

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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