

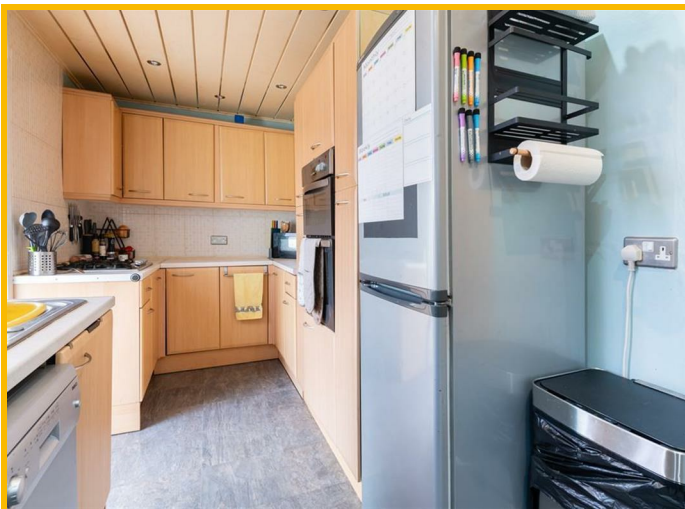


**3 Woodlands Crescent, Leven, Fife, KY8 5AL**

**Offers Over £130,000**



SPACIOUS 2 Bedroom 2 Reception Semi-Detached EXTENDED Villa on a SUBSTANTIAL PLOT with Off-Street Parking and an Extensive Garden. This is a fabulous family home situated in a Sought After location within walking distance to Cameron Bridge Train Station and Leven for the Beach, Coastal Path, Golf Courses, High Street, Retail Park and further Train Station with direct links to Edinburgh. Accommodation: Hall, lounge, kitchen, conservatory, 2 double bedrooms and a bathroom. DG. GCH. Gardens. Off Street Parking. Conservatory. Outbuilding. 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 lower hallway. Carpeted stairway with 2 double-glazed windows to the side leads to the upper landing. Under cupboard provides housing for the gas central heating condensing combi boiler with ample additional storage space. Radiator. Laminate flooring.

## LOUNGE

15'6" x 12'2" (4.74m x 3.72m)

Bright lounge with a double-glazed window to the front. Alcove provides display/storage space with an additional area for entertainment equipment. Wall mounted electric fire. Coving. Radiator. Carpeted.

## KITCHEN

15'8" x 6'9" (4.80m x 2.08m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, eye level grill and an oven,

additional space for freestanding appliances. Double-glazed window to the rear looking the conservatory. Laminate tile flooring. Doorway to the conservatory.

## CONSERVATORY

9'6" x 9'6" (2.92m x 2.90m)

Bright conservatory with wrap around double-glazed windows overlooking the rear garden. Radiator. Laminate flooring. Double-glazed UPVC door provides access to the garden.

## UPPER LANDING

Hatch provides access to the roof space. Carpeted.

## BEDROOM 1

13'10" x 9'6" (4.23m x 2.92m)

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

## BEDROOM 2

13'1" x 9'1" (3.99m x 2.79m)

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

## BATHROOM

7'6" x 5'2" (2.31m x 1.60m)

Contemporary 3-piece suite comprising: Inset W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower above. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

## GARDEN

On a corner plot the front garden is low maintenance with areas of gravel and paving providing ample off street parking. Brick storeroom provides ample outdoor storage space accessed via timber double doors. A timber gate to the side leads to the enclosed rear garden. The rear garden is again

low maintenance laid with paving, artificial grass and raised borders containing a variety of plants and shrubs. An area of timber decking provides an ideal spot for garden furniture to enjoy time entertaining family and friends. Shed and coal store provides ample outdoor storage space. External tap and power outlets located in the rear garden.

## AGENTS NOTES

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



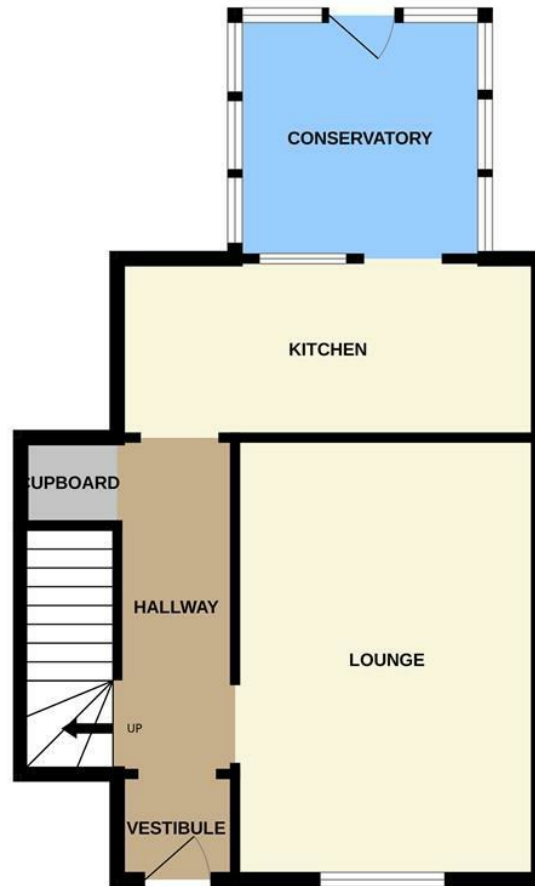








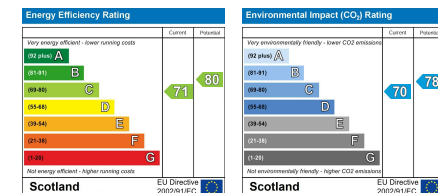
GROUND FLOOR



1ST 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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