



**86 Centenary Court, Leven, KY8 4AL**  
**Offers Over £93,000**



SPACIOUS 2 Bedroom 2 Reception Mid-Terraced EXTENDED Villa, in a Sought-After location, a fabulous starter home with flexible living space and enclosed garden. Located within walking distance of the local Primary School and a short drive to Cameron Bridge Train Station providing direct links with Edinburgh city centre. Stunning walks nearby and just a short drive to Leven for the Beach, High Street, Retail Park, Golf Courses, and further Train Station. Accommodation: Hall, lounge, dining room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Gardens. Unallocated 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. Cameron Bridge and Leven train station provide excellent commuter links with Edinburgh Waverly, A915 and the A92 provide great road links for further afield.

## DIRECTIONS

Please contact agent for further information.

## ACCESS

The property has 2 access points. A double-glazed UPVC door leads directly into the lounge from the front garden and a double-glazed UPVC door leads into the dining room from the rear garden.

## LOUNGE

15'5" x 13'10" (4.71m x 4.24m)

Spacious lounge with a double-glazed window to the front. Feature timber fireplace with a gas fire set in a tiled hearth. Coving and dado rail. Radiator. Carpeted. Double-glazed UPVC door provides access to the garden and public green space to the front.

## INNER HALL

Carpeted stairway with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Laminate flooring.

## KITCHEN

10'1" x 7'2" (3.09m x 2.20m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven with additional space for freestanding appliances. Double-glazed window to the rear. Radiator. Tiled flooring.

## DINING ROOM

10'7" x 8'4" (3.24m x 2.55m)

Bright dining room with a double-glazed window to the rear. Coving. Radiator. Laminate flooring. Double-glazed UPVC door provides access to the rear garden.

## UPPER LANDING

Hatch provides access to the roof space. Carpeted.

## BEDROOM 1

11'7" x 10'7" (3.55m x 3.25m)

Bright double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating condensing combi boiler. Additional cupboard provides further storage space. Radiator. Laminate flooring.

## BEDROOM 2

12'9" x 8'9" (3.89m x 2.69m)

Additional double bedroom with a double-glazed window to the front. Cupboard provides storage space. Coving and dado rail. Radiator. Carpeted.

## SHOWER ROOM

8'4" x 4'7" (2.56m x 1.41m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled. Radiator. Laminate flooring.

## GARDEN

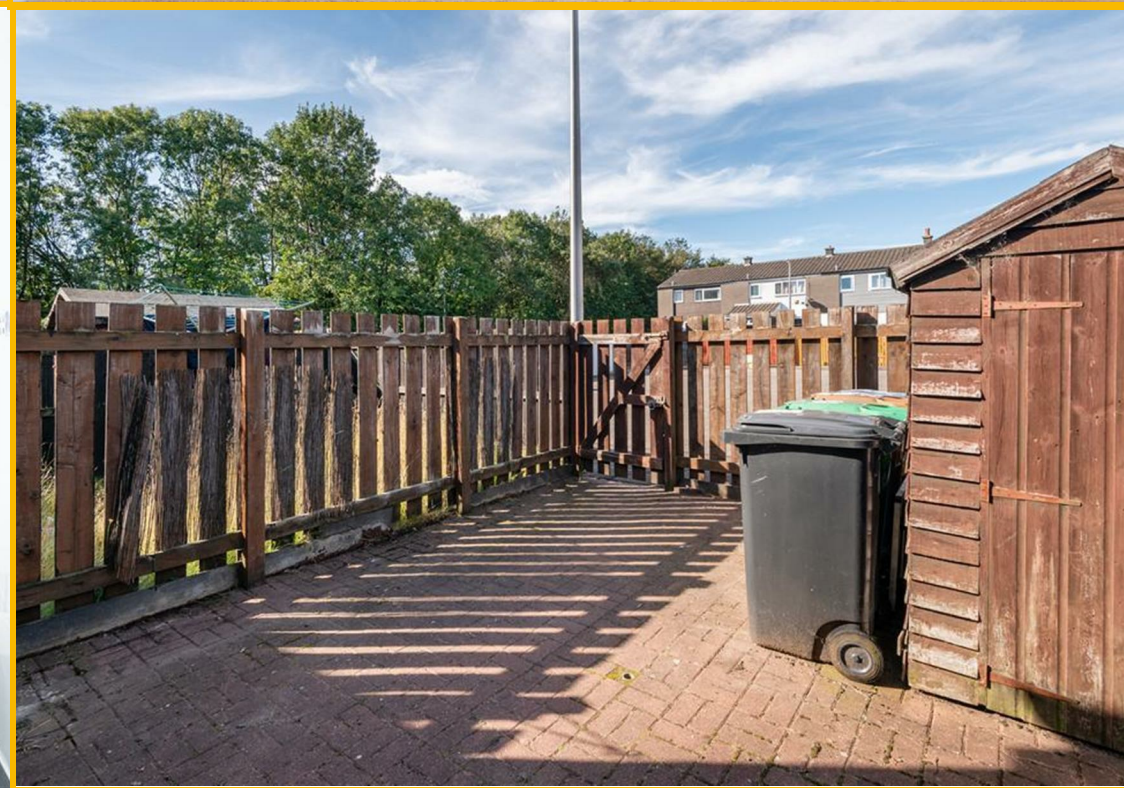
To the front of the property the garden is low maintenance laid with paving and some shrubs, with a metal gate providing access to the public green space. Enclosed within a timber fence surround the rear garden is low maintenance

laid with mono bloc, providing an ideal spot for garden furniture to relax and enjoy time in the sun. A shed provides outdoor storage space. Timber gate provides access to the unallocated parking to the rear of the property.

## AGENTS NOTES

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

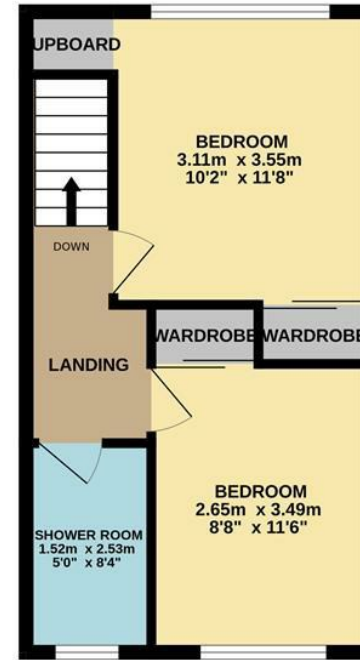
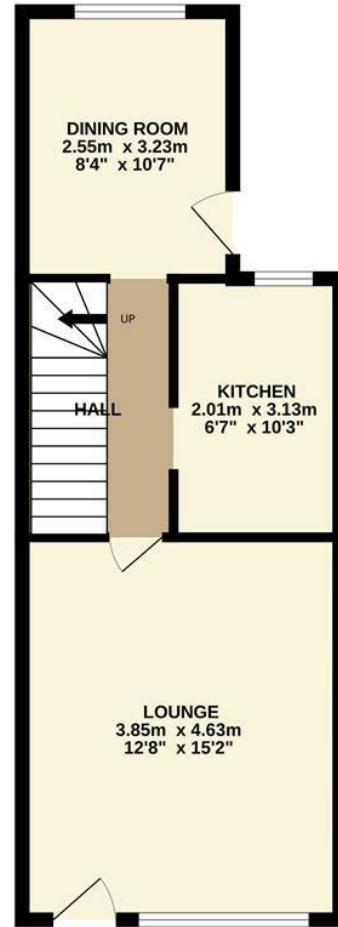




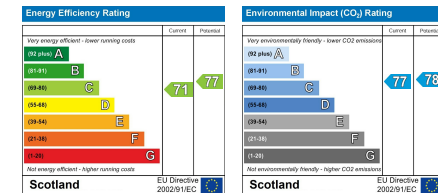








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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