



**41 Coldstream Avenue, Leven, KY8 5TW**

**Offers Over £200,000**



**RARELY AVAILABLE 2 Bedroom Semi-Detached BUNGALOW** with Off Street Parking, Garage and Landscaped Gardens. Located in a SOUGHT-AFTER area offering tranquil living within walking distance of Letham Glen and a short drive to Leven town centre providing amenities and access to the Fife Coastal Path, Beach and Golf Course. Train Station offers direct links with Edinburgh City Centre. Accommodation: Hall, lounge, breakfasting kitchen, laundry, 2 double bedrooms and a shower room. DG. GCH. Gardens. Garage. Mono bloc driveway. **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 hallway. Cupboard provides shelving/storage space. Hatch provides access to the roof space. Radiator. Carpeted.

## LOUNGE

14'7" x 13'2" (4.46m x 4.02m)

Spacious lounge with a double-glazed window to the front. Freestanding electric fire with a contemporary surround. Coving. 2 radiators. Carpeted.

## BREAKFASTING KITCHEN

11'1" x 8'2" (3.38m x 2.50m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for a freestanding fridge freezer and dining furniture. Double-glazed window to the rear. Radiator. Laminate flooring. Doorway to the laundry area.

## LAUNDRY AREA

6'3" x 4'11" (1.92m x 1.50m)

Convenient laundry area with space for a freestanding plumbed appliance with a storage cupboard above. Additional cupboard houses the gas central heating condensing combi boiler. Carpeted. UPVC door leads to the rear garden.

## BEDROOM 1

13'2" x 9'0" (4.02m x 2.75m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

15'2" x 8'8" (4.64m x 2.66m)

Additional double bedroom with a double-glazed window to the rear. Fitted furniture and built in wardrobes with mirrored sliding doors provide shelving/hanging/storage space. Radiator. Carpeted.

## SHOWER ROOM

6'7" x 6'3" (2.03m x 1.92m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

## GARDEN

The front and side gardens are low maintenance laid with gravel borders containing plants and shrubs. A timber gate to the side of the property leads to the enclosed rear garden. The rear garden is landscaped with areas of artificial grass and decking providing an ideal spot for garden furniture to relax and enjoy time in the sun. A UPVC door provides access into the detached garage.

## GARAGE

18'2" x 9'7" (5.54m x 2.94m)

Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space.

Provision for light and power with concrete flooring. A monobloc driveway provides additional off-street parking.

## AGENTS NOTES

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





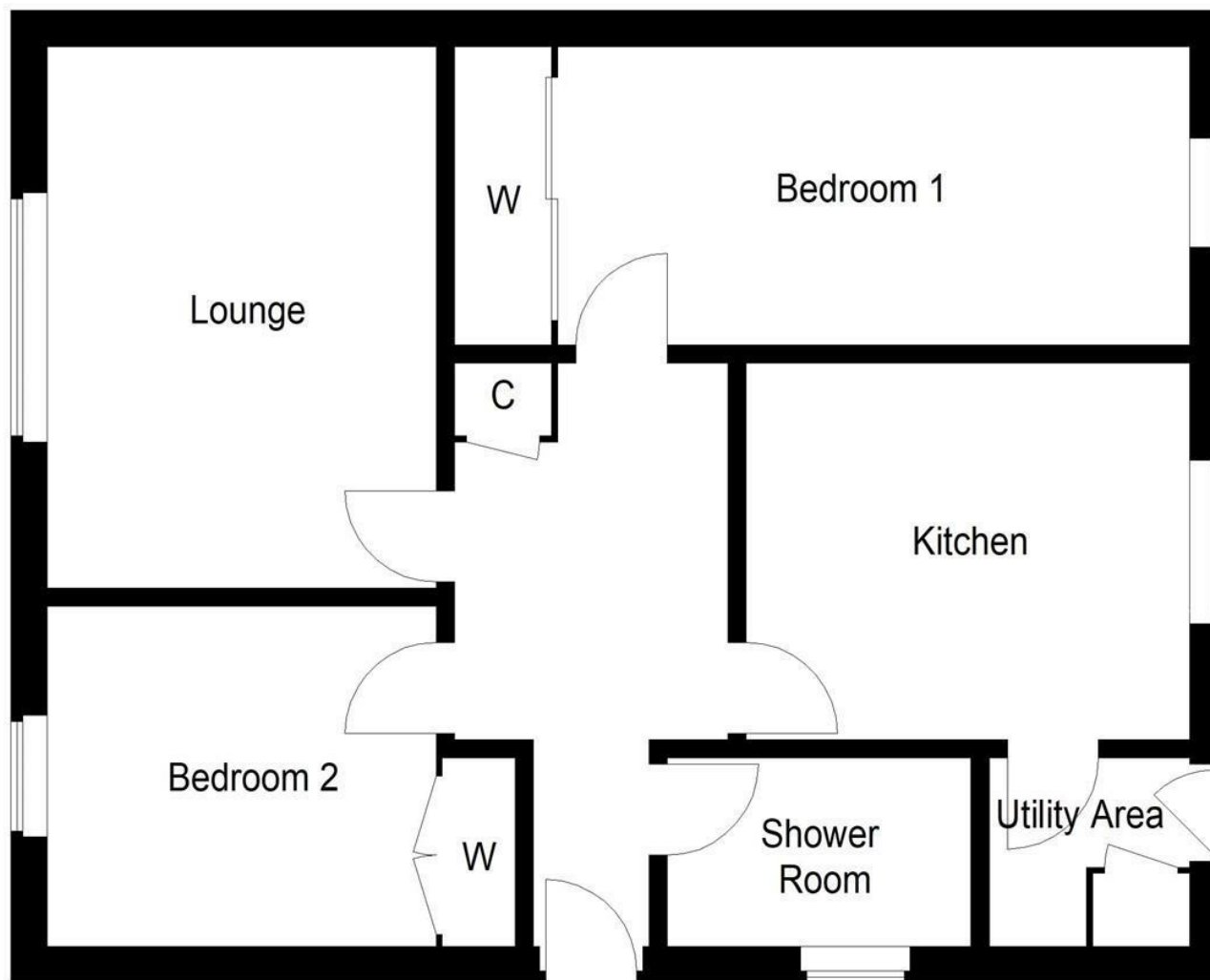
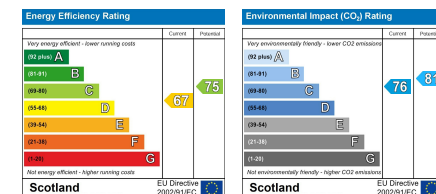


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