



4 White Avenue, Leven, KY8 4EN

Offers Over £85,000



SPACIOUS 2 Bedroom Upper Apartment in MOVE IN CONDITION on a CORNER PLOT with generous gardens and OFF-STREET PARKING. Located a short walk from Letham Glen and a short drive into Leven for the High Street, Retail Park, Fife Coastal Path, Beach, Golf Courses, and Train Station providing direct links to Edinburgh City Centre. Accommodation: Hall, lounge dining room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Side and Rear Gardens with 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 travel links with Dundee, Edinburgh Waverly and the Fife Circular route, with the A915 and the A92 providing 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 a double-glazed window to the side and a metal balustrade leads to the upper landing. Hatch provides access to the partially floored roof space via a fixed metal ladder. 2 radiators. Carpeted.

LOUNGE

15'1" x 13'0" (4.61m x 3.98m)

Bright lounge with a double-glazed window to the front. Cupboard provides shelving/storage space. Coving. Radiator. Carpeted. Doorway to bedroom 2.

KITCHEN

11'10" x 5'8" (3.62m x 1.75m)

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 below. Wall mounted gas central heating condensing combi

boiler. Double-glazed window to the front. Radiator. Tiled flooring.

BEDROOM 1

12'10" x 10'7" (3.93m x 3.25m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. 2 cupboards provide fixed shelving/storage space. Radiator. Carpeted.

BEDROOM 2

12'11" x 9'2" (3.95m x 2.81m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Cupboard provides additional storage. Coving. Radiator. Carpeted.

BATHROOM

7'10" x 4'11" (2.39m x 1.50m)

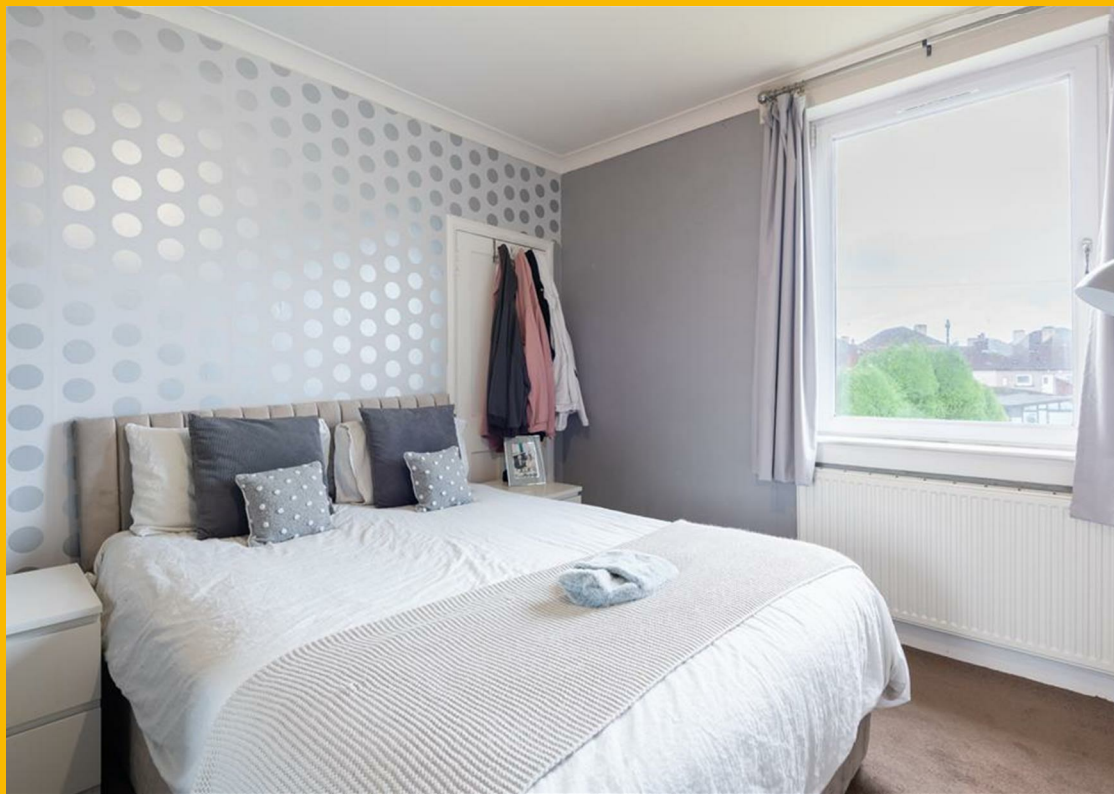
3-piece suite comprising: W.C, vanity wash hand basin and a bath with an overhead head electric shower unit. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

To the front of the property is an area of lawn with established hedgerow and a central border. A gravel driveway to the side provides off street parking and access to the rear garden. The rear garden is laid to lawn with a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun. Timber shed provides outdoor storage space.

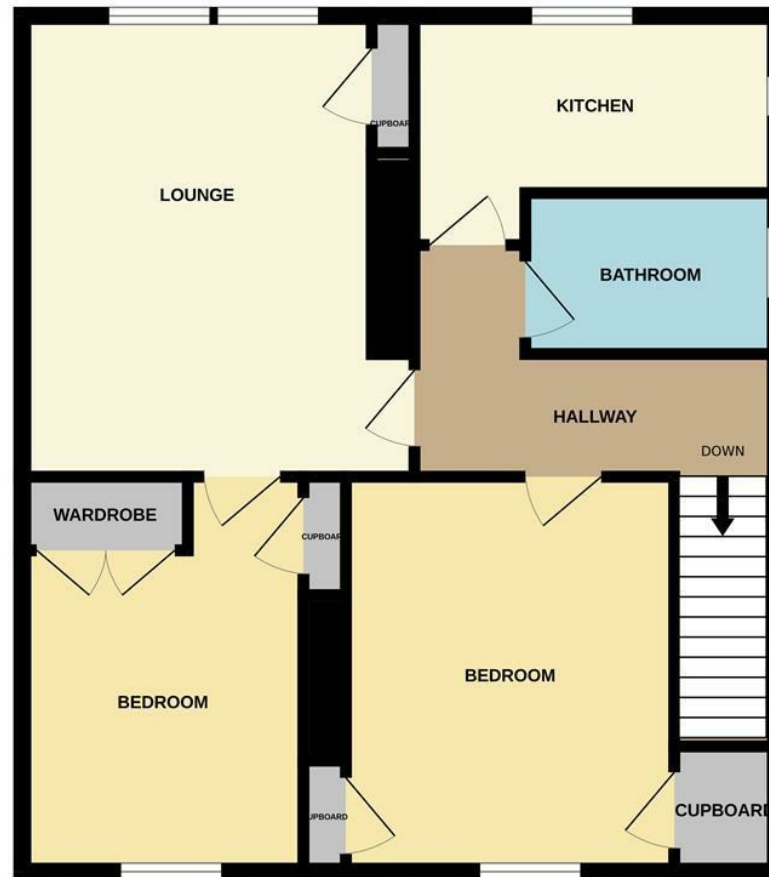
AGENTS NOTES

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





GROUND 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			82-91	A		
81-91	B			69-81	B		
69-80	C	75	79	55-68	C	77	82
55-68	D			39-54	D		
39-54	E			21-38	E		
21-38	F			11-20	F		
1-20	G			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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