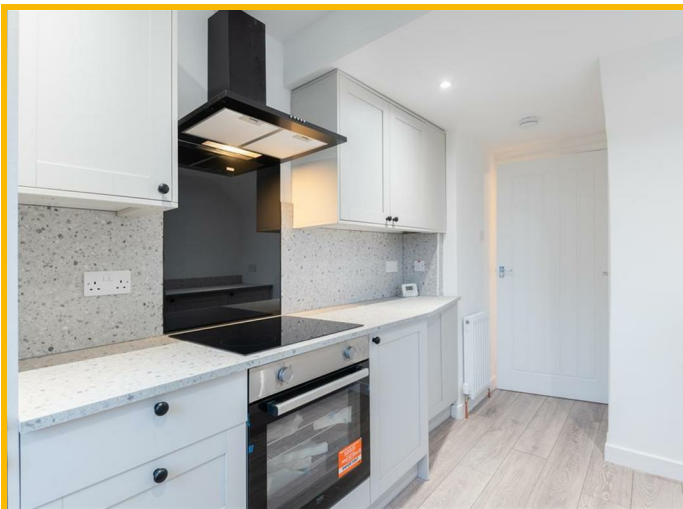




**6 Linnwood Gardens, Leven, Fife, KY8 5AJ**

**Offers Over £130,000**

NEWLY REFURBISHED 2 Bedroom semi-detached villa on an ELEVATED PLOT, offering a BRAND-NEW KITCHEN AND BATHROOM, bright double bedrooms, and gardens. Situated within walking distance of local amenities, Letham Glen, and Schools, and a short drive to Leven for the Fife Coastal Path, High Street, Retail Park, Beach, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge dining room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear Gardens. 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 an opaque double-glazed window leading into the lower hallway. Carpeted stairway with double-glazed windows to the front and side leads to the upper landing. Radiator. Laminate flooring.

## LOUNGE DINING ROOM

19'4" x 10'9" (5.91m x 3.30m)

Spacious and bright lounge dining room with double-glazed windows to the front and rear. Ample space to create separate lounge and dining areas. Fitted shelving provides display/storage space. 2 radiators. Carpeted.

## KITCHEN

12'11" x 7'7" (3.95m x 2.33m)

Brand new galley style fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand. Integrated appliances include an electric hob, extractor fan, oven, washing machine and a fridge/freezer. Double-glazed windows to the side and rear overlooking the

garden. Cupboard houses the gas central heating condensing combi boiler and provides storage. Radiator. Laminate flooring. UPVC door with a double-glazed window provides access to the rear garden.

## UPPER LANDING

Hatch provides access to the roof space. Carpeted.

## BEDROOM 1

14'3" x 9'8" (4.36m x 2.96m)

Good-sized double bedroom with 2 double-glazed windows to the front. Cupboard provides shelving/storage space. Radiator. Carpeted.

## BEDROOM 2

10'10" x 9'3" (3.31m x 2.84m)

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

## BATHROOM

6'4" x 5'10" (1.95m x 1.78m)

Newly fitted 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower overhead. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Vinyl flooring.

## GARDEN

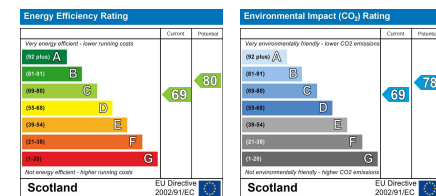
The tiered front garden features lawned areas, offering an excellent blank canvas for keen gardeners to add their own personal touch. The rear garden is also laid to lawn, providing further potential to create a truly special outdoor space, and is enclosed by a brick wall and timber fencing, a fabulous size that will allow you to enjoy entertaining family and friends in the sun.

## AGENTS NOTES

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







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