



97 Law View, Leven, KY8 5FR

Offers Over £450,000



OUTSTANDING 5 Bedroom 4 Bathroom Detached Villa FINISHED TO A VERY HIGH STANDARD offering spacious and modern interiors with enclosed rear garden, integrated DOUBLE GARAGE, Off Street Parking for multiple cars, and stunning views. A short drive to Lundin Links, Letham Glen, and on to Leven for the Fife Coastal Path, Beach, High Street, Retail Park, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, inner hall, lounge, open plan dining kitchen, utility room, downstairs bedroom and shower room, master bedroom with an ensuite shower room, 3 further double bedrooms, family bathroom and a Jack and Jill bathroom. DG. GCH. Front and Rear Gardens. Integrated Double Garage and 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 Sconee 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 composite door with opaque double-glazed inlets leading into the vestibule with a composite door leading into the double integrated garage. Radiator. LVT flooring. Doorway to the inner hallway.

## INNER HALL

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

## LOUNGE

19'7" x 12'5" (5.99m x 3.80m)

Spacious lounge with a double-glazed bay window to the front and a double-glazed window to the side. Acoustic panelling detail. Coving. 2 radiators. Carpeted. Sliding pocket doors lead to the dining kitchen.

## DINING KITCHEN

29'2" x 12'0" (8.91m x 3.67m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand with a stainless-steel sink. Island provides a social dining space with additional storage space below. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven and oven/grill, dishwasher and a fridge/freezer. Spacious dining area. Double-glazed window to the rear overlooking the garden. Radiator. LVT flooring. Double-glazed patio doors lead to the rear garden.

## UTILITY ROOM

6'7" x 5'5" (2.01m x 1.67m)

Convenient utility room comprising a floor standing unit with coordinating

worktop and space for freestanding appliances below. Double-glazed window to the rear. Radiator. LVT flooring. Composite door leads to the rear garden.

## BEDROOM 5

13'1" x 8'9" (3.99m x 2.69m)

Good-sized downstairs double bedroom with a double-glazed window to the side. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. LVT flooring.

## SHOWER ROOM

6'11" x 8'4" (2.13m x 2.56m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Partially tiled. Vertical radiator. LVT flooring.

## UPPER LANDING

Hatch provides access to the roof space. 2 cupboards provide an abundance of shelving/hanging/storage space. Radiator. Carpeted.

## MASTER BEDROOM

19'3" x 16'11" (5.87m x 5.16m)

Stunning master bedroom with double-glazed patio doors to the front with a safety glass balustrade and a double-glazed window to the side. 2 built-in wardrobes provide shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'7" x 4'11" (2.32m x 1.52m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. LVT flooring.

## BEDROOM 2

12'0" x 11'8" (3.66m x 3.58m)

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

## BEDROOM 3

12'1" x 12'0" (3.70m x 3.66m)

Further double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the Jack and Jill shower room.

## JACK AND JILL SHOWER ROOM

8'3" x 4'11" (2.52m x 1.52m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin

and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. LVT flooring. Doorway to and from bedroom 4.

## BEDROOM 4

15'1" x 12'2" (4.60m x 3.72m)

Spacious double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with sliding doors provides ample shelving/hanging/storage space. Radiator. Carpeted.

## FAMILY BATHROOM

10'6" x 8'10" (3.21m x 2.71m)

Stunning 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a sliding door and a thermostatic control shower. Cupboard provides shelving / storage space. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. LVT flooring.

## GARDEN

The front of the property is laid to lawn with a monobloc driveway providing off street parking and access to the garage. A timber gate to the side leads to the enclosed rear garden. The rear garden is landscaped to be low maintenance laid with an area of lawn and paved patio providing ample space for garden furniture to relax and enjoy time in the sun with family and friends. The garden is enclosed within a stone wall and timber fence surround making this an ideal space for children to play.

## GARAGE

23'1" x 17'4" (7.05m x 5.30m)

Integrated double garage accessed via 2 metal up and over doors providing secure parking with ample additional storage space. Wall mounted gas central heating boiler and hot water cylinder located at the rear of the garage. Provision for light and power with concrete flooring. At the side of the garage is an EV charge point.

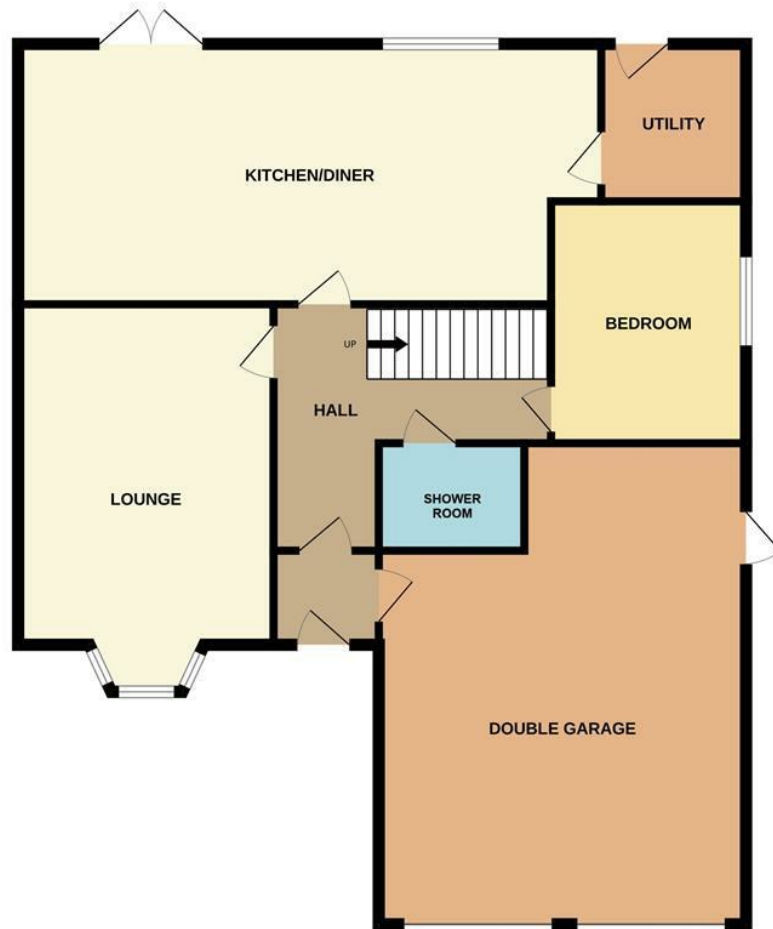
## AGENTS NOTES

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

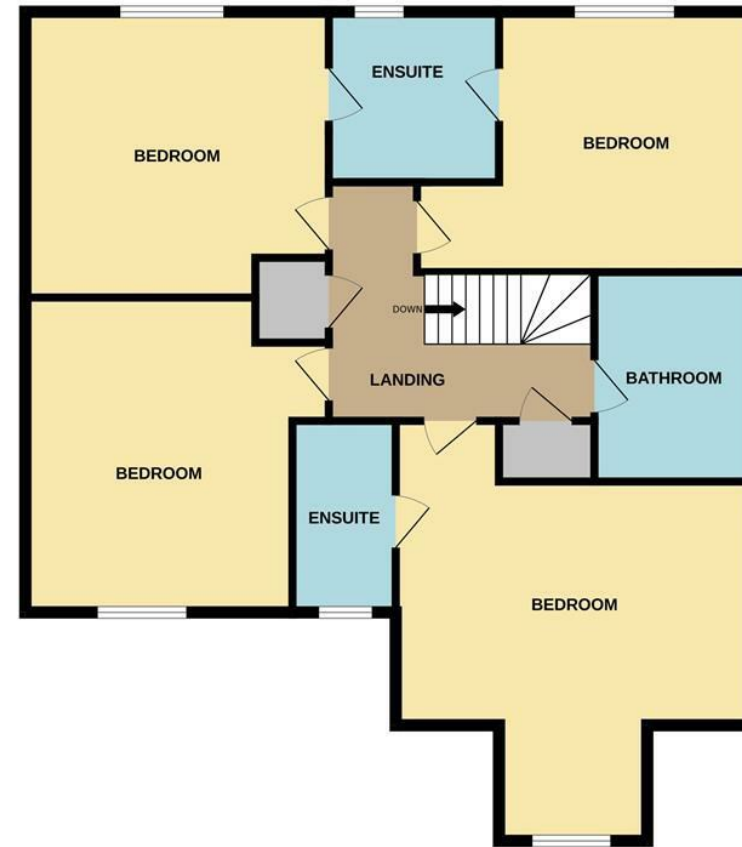




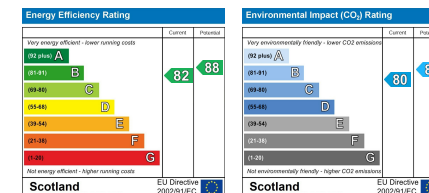
GROUND FLOOR



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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