



4 Forest Path, Leven, KY8 5PR

Offers Over £285,000



RARELY AVAILABLE 3 Bedroom 2 Bathroom 2 Reception WELL PRESENTED Detached Villa offering spacious and bright living spaces, off street parking, garage and landscaped gardens. Situated in a SOUGHT-AFTER location within walking distance of Letham Glen and a short drive to local Primary / Secondary Schools, Leven High Street with all essential amenities and health services. Easy access to the Fife Coastal Path, Beach, Leven Promenade and choice of great Golf Courses nearby. Train Station provides direct links to Edinburgh City Centre. Accommodation: Hall, living room, dining room, kitchen, utility room, downstairs W.C, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Front and Rear Gardens. Driveway and a Garage. 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 composite door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Cupboard provides shelving/hanging/storage space. Coving. Radiator. LVT flooring.

LIVING ROOM

19'2" x 12'1" (5.86m x 3.70m)

Spacious living room with a double-glazed bay window to the front. Coving. Radiator. LVT flooring. Open plan to the dining room.

DINING ROOM

11'4" x 9'6" (3.47m x 2.92m)

Good-sized dining room with a double-glazed window to the rear. Coving. Radiator. LVT flooring. Doorway to the utility room.

UTILITY ROOM

6'4" x 5'8" (1.95m x 1.75m)

Convenient utility room with wall mounted and floor standing units with stainless steel sink and space for freestanding appliances. Radiator. LVT flooring. Composite door with an opaque double-glazed window leads to the garden. Access to the kitchen.

KITCHEN

11'5" x 11'4" (3.50m x 3.46m)

Contemporary kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven and grill, dishwasher and a fridge / freezer. Double-glazed window to the rear overlooking the garden. Radiator. LVT flooring.

WC

7'10" x 3'0" (2.39m x 0.93m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed window to the side. Partially tiled. Radiator. LVT flooring.

UPPER LANDING

Hatch provides access to the roof space. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Coving. Radiator. Carpeted.

MASTER BEDROOM

12'11" x 10'8" (3.94m x 3.27m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'6" x 5'6" (1.70m x 1.70m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully tiled. Radiator. Tiled flooring.

BEDROOM 2

14'10" x 10'8" (4.54m x 3.27m)

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

BEDROOM 3

11'6" x 10'4" (3.51m x 3.17m)

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

BATHROOM

11'5" x 5'8" (3.50m x 1.73m)

3-piece suite comprising: W.C, wash hand basin and a corner bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

GARDEN

The front garden is low maintenance laid with gravel, a monobloc driveway provides off street parking and access to the garage. A timber gate to the side of the property leads to the rear garden. The rear garden is mainly laid to lawn with borders containing an array of plants and shrubs. 2 Paved areas provide ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed making this a safe space for children and pets to play.

GARAGE

18'5" x 9'11" (5.62m x 3.03m)

Good-sized garage accessed via an electric door providing secure parking with ample additional storage space. Equipped with light and power with concrete flooring.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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