



9 Glencairn Crescent, Leven, KY8 5NF
Offers Over £320,000

STUNNING 3 Bedroom 3 Reception 2 Bathroom Detached EXTENDED Villa on a GOOD-SIZED ELEVATED PLOT in a Sought-After location within walking distance from Letham Glen and a short drive to essential amenities, Primary / Secondary Schools, Beach, Golf Courses, Retail Park, and Train Station which provides direct links to Edinburgh City Centre. Accommodation: Hall, living room, dining room, kitchen, garden room, 3 double bedrooms, lower bathroom and upper shower room. DG. GCH. Front and rear gardens. Driveway and a Garage/workshop. 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 a direct link to Edinburgh Waverly, with the A915 and the A92 providing easy commuting 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 through the vestibule. Carpeted stairs with a timber balustrade leads to the upper landing. 2 cupboards provide ample shelving/hanging/storage space. Radiator. Carpeted.

LIVING ROOM

14'5" x 13'10" (4.40m x 4.23m)

Bright living room with a double-glazed bay window to the front with a partial sea view over the roof tops. Gas fire set in a tiled surround. Coving. Radiator. Carpeted. Sliding door creates an open plan aspect with the dining room.

DINING ROOM

13'3" x 12'1" (4.04m x 3.69m)

Spacious dining room with a double-glazed window to the rear overlooking the garden. Alcove creates a bar area with fixed shelving and storage space below. Radiator. Laminate flooring. Doorway leads to the hallway.

KITCHEN

11'3" x 7'9" (3.43m x 2.37m)

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. Walk-in pantry equipped with light and power provides storage with space for a fridge/freezer. A laundry cupboard provides an ideal space for a washing machine and dryer. Double-glazed UPVC patio doors lead to the garden room. Tiled flooring.

GARDEN ROOM

14'8" x 11'10" (4.48m x 3.62m)

Stunning Garden Room with wrap around double-glazed windows overlooking the beautiful garden. Tiled flooring with under floor heating. A double-glazed door to the side and double-glazed patio doors to the rear allows access to the garden.

LOWER BATHROOM

7'10" x 5'2" (2.40m x 1.58m)

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

BEDROOM 1

13'10" x 13'9" (4.24m x 4.20m)

Good-sized double bedroom with a double-glazed bay window to the front again with an elevated view. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

UPPER LANDING

Access hatch provides leads to the roof space. Double-glazed window to the rear overlooking the garden. Carpeted.

BEDROOM 2

15'1" x 11'6" (4.60m x 3.52m)

Additional double bedroom with a double-glazed window to the front with view over the roof tops towards the Firth of

Forth. Built-in wardrobes with sliding doors. Radiator. Carpeted.

BEDROOM 3

11'7" x 11'4" (3.55m x 3.47m)

Further double bedroom with a double-glazed window to the front again with that view over the rooftops towards the Firth of Forth. Built-in wardrobe with sliding doors provides hanging storage space and access to the eaves, housing the hot water tank. Radiator. Carpeted.

UPPER SHOWER ROOM

6'0" x 5'10" (1.83m x 1.80m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

The front garden is landscaped with a colourful border containing a variety of plants and shrubs. To the side of the property is a monobloc driveway providing off street parking and access to the garage and garden. A timber gate leads into the rear garden. The rear garden is again landscaped beautifully with an area of lawn and borders containing a variety of plants, shrubs and mature hedgerow providing colour and a level of privacy. Several paved areas provides ideal spots for garden furniture to relax and enjoy time in the sun. The garden is fully enclosed providing the ideal place for children and pets to play.

GARAGE

Generous sized garage accessed via a metal up and over door, providing secure parking with ample additional storage space. Timber door provides further access from the garden.

AGENTS NOTES

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





GROUND FLOOR

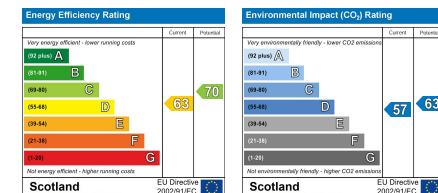


1ST FLOOR



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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