



49 Hawthorn Street, Leven, KY8 4QE

Offers Over £225,000



BEAUTIFUL 3 Bedroom 2 Reception Semi-Detached Villa with many ORIGINAL FEATURES, a family friendly rear garden and in MOVE IN CONDITION. Situated in a sought-after area within walking distance of local amenities and quick access to Fife's stunning Coastal Path, Beaches and several Golf Courses nearby. Accommodation: Hall, lounge, dining room, kitchen, 3 double bedrooms, W.C and a shower room. 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 timber door leading through a welcoming vestibule with a mosaic tiled floor and a Rennie Mackintosh style stained glass/timber door and matching transom above leading into the main hallway. Carpeted stairway with a Velux window to the rear, storage cupboard and a timber balustrade leading to the upper landing. Under stair cupboard provides storage space. Cornicing. Radiator. Laminate flooring.

LOUNGE

15'6" x 14'4" (4.74m x 4.37m)

Bright lounge with a double-glazed bay window to the front. Shelved alcove provides display/storage space with a cupboard below. Cornicing, ceiling rose and picture rail. Radiator. Laminate flooring.

DINING ROOM

15'7" x 11'4" (4.76m x 3.46m)

Generous sized dining room with a double-glazed window to

the rear. Alcove provides a display/storage cupboard with glass doors. Ceiling rose, coving and dado rail. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

12'1" x 7'10" (3.69m x 2.41m)

Fitted galley style kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below with space for freestanding appliances. Double-glazed window to the side. Radiator. Vinyl flooring. Double-glazed UPVC patio doors provide access to the raised decking and a pleasant outlook over the garden.

SHOWER ROOM

7'0" x 6'11" (2.15m x 2.12m)

Contemporary 3-piece suite comprising: W.C, inset wash hand basin with cupboard below and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Leads to 3 double bedrooms and the WC. Carpeted.

BEDROOM 1

17'2" x 11'4" (5.24m x 3.46m)

Spacious double bedroom with a double-glazed bay window to the front. Coving. Radiator. Carpeted.

BEDROOM 2

13'10" x 11'3" (4.22m x 3.45m)

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

BEDROOM 3

10'8" x 7'2" (3.26m x 2.20m)

Further double bedroom with a Velux window to the front. Radiator. Carpeted.

W.C

4'4" x 2'7" (1.34m x 0.81m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin. Hatch provides access to the fully floored roof space. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Laminate flooring.

GARDEN

The front garden is low maintenance laid with gravel and a paved path leading to the front entrance. To the side of the property is a metal gate with a path leading to a bin storage area with a further gate leading into the rear garden. The rear garden is landscaped with areas of lawn and easy care gravel with borders containing an array of plants, shrubs and mature hedgerow providing privacy and colour all year round. A generous area of composite decking with clear safety glass provides ample space for garden furniture to relax and enjoy time in the sun. The garden is fully enclosed making this a safe space for children and pets to play.

AGENTS NOTES

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





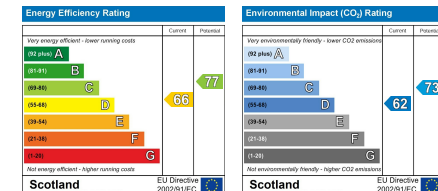
GROUND FLOOR



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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