



Dunollie East Links, Leven, KY8 4JL
Offers Over £260,000

**** CLOSING DATE TUESDAY 7TH JULY AT 12 NOON** RARELY AVAILABLE 3 Bedroom 2 Reception Semi-Detached Villa in a PRIME LOCATION, on a corner plot overlooking the 16th fairway of Leven Links Golf Course with UNINTERRUPTED VIEWS towards the Firth of Forth. Situated with easy access to the Fife Coastal Path, Beach, Countryside and Leven town centre. Local Train Station provides direct links with Edinburgh Waverly. Accommodation: Hall, living room, dining room/bedroom 4, 3 further bedrooms, W.C and a bathroom. DG. Electric heating. Front and rear Gardens. Potential for 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 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 inlet leading through the vestibule with ample space for storage and a glazed timber door leading into the main hallway. Carpeted staircase with a timber balustrade leads to the upper landing. Cornicing. Electric heater. Carpeted.

LIVING ROOM

17'2" x 12'11" (5.24m x 3.96m)

Bright living room with a double-glazed sash and case bay window to the front with a stunning view across the golf course towards the Firth of Forth. Electric fire set in a tiled surround with a timber mantle fixed shelving to the side. Shelved alcove provides display/storage space with a cupboard below. Cornicing. Electric heater. Carpeted.

DINING ROOM/BEDROOM 4

13'1" x 12'11" (4.00m x 3.96m)

Additional reception room with a double-glazed window to the rear overlooking the garden, ideal for a spacious dining

room or could be a 4th bedroom on the ground floor. Electric fire set in a contemporary timber surround. Coving. Electric heater. Carpeted.

KITCHEN

13'4" x 8'9" (4.07m x 2.68m)

Galley style kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, oven below, washing machine and fridge/freezers. Cupboard provides ample storage space equipped with light and power. Double-glazed window to the side. Electric heater. Laminate flooring. Glazed timber door to the rear hall with access to the W.C and the garden via a UPVC door with opaque double-glazed inlet.

W.C.

3'4" x 2'9" (1.03m x 0.86m)

Convenient downstairs W.C. with vinyl flooring and an opaque single-glazed transom window to the rear.

MID/UPPER LANDING

2 cupboards provide ample storage space and housing for the hot water tank. Velux skylight provides natural light. Coving. Electric heater. Carpeted.

BATHROOM

9'8" x 8'11" (2.97m x 2.73m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Heated towel rail and an electric heater. Partially wet walled. Vinyl flooring.

BEDROOM 1

17'8" x 12'10" (5.40m x 3.92m)

Spacious and bright double bedroom with a double-glazed sash and case bay window to the front with panoramic views of the golf course towards the Firth of Forth. Electric heater. Carpeted.

BEDROOM 2

13'6" x 12'11" (4.13m x 3.95m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Coving. Electric heater. Exposed wooden flooring.

BEDROOM 3

11'3" x 7'5" (3.45m x 2.28m)

Good sized single bedroom with a double-glazed sash and case window to the front, again with that same stunning view towards the Firth of Forth. Electric heater. Carpeted.

GARDEN

The property sits on a generous corner elevated plot with potential to add off street parking. The front garden is landscaped with an area of lawn and gravel with an array of established shrubs and hedgerow. To the side of the property, a low-maintenance gravelled area incorporates a timber shed/garage and access to the rear garden via a metal gate. The enclosed rear garden has been beautifully landscaped to create an elevated outdoor space, with established plants and shrubs that offer colour and interest throughout the seasons. A well-positioned greenhouse provides an excellent opportunity for keen gardeners to cultivate plants and home-grown produce. The lower section of the garden offers a low maintenance space for outdoor dining and entertaining, with ample room for garden furniture, making it ideal for enjoying time with family and friends.

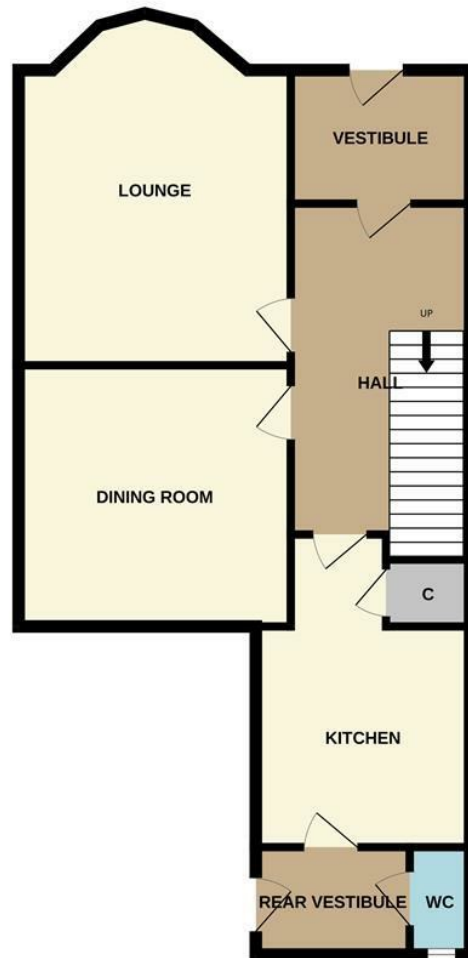
AGENTS NOTES

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





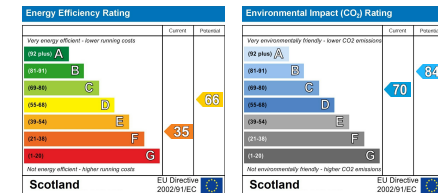
GROUND FLOOR



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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