



9 Mountfleurie Crescent, Leven, KY8 4AE

Offers Over £145,000



SPACIOUS 2 Bedroom Semi-Detached Villa in a SOUGHT-AFTER location offering flexible living space and off street parking with a GARAGE. Situated within walking distance of local Primary School and close to Leven town centre for all essential amenities and access to the Fife Coastal Path and Beach. Great local commuting links via the bus and train stations for Edinburgh Waverly. Accommodation: Hall, living room, kitchen, 2 double bedrooms, converted attic room and a bathroom. DG. GCH. Front and rear gardens. 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 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 (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 a decorative opaque double-glazed inlet. Timber glazed door leads into the lower hallway. Carpeted stairway with 2 double-glazed windows and a timber balustrade leads to the upper landing. Cupboard provides hanging/storage space. Coving. Dado rail. Carpeted.

LIVING ROOM

16'9" x 12'0" (5.13m x 3.68m)

Good-sized living room with a double-glazed bay window to the front overlooking the park. Timber fireplace surround with an electric fire set on a natural stone effect hearth. Shelved alcove provides display/storage space. Coving. Dado rail. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

15'11" x 6'8" (4.86m x 2.05m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating combi

boiler. Integrated appliances include an electric hob, extractor fan, oven, slimline dishwasher and a fridge/freezer. 2 cupboards provide ample shelving/storage space. Double-glazed window to the rear overlooking the garden. Laminate flooring. Timber door provides access to the rear garden.

UPPER LANDING

Leads to 2 double bedrooms and the bathroom. Carpeted.

BEDROOM 1

15'8" x 11'6" (4.78m x 3.51m)

Bright double bedroom with a double-glazed window to the front overlooking the park. 2 cupboards provide ample shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

11'0" x 10'3" (3.36m x 3.13m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/storage space. Coving. Dado rail. Radiator. Laminate flooring. Spiral staircase leads to the attic room.

BATHROOM

7'3" x 5'0" (2.23m x 1.53m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

ATTIC ROOM

14'9" x 11'11" (4.52m x 3.64m)

Good-sized attic room with Velux windows to the front and rear. Great multipurpose space ideal for a home office. Carpeted.

GARDEN

The enclosed front garden is low maintenance laid with gravel and has a paved path leading to the front entrance. To the side of the property is a driveway providing off street parking and access to the garage, with a metal gate leading to the rear garden. The rear garden is again low maintenance with areas of artificial grass and gravel. This is a generous

sized space waiting to be transformed into an outdoor haven for a keen gardener, the greenhouse provides a great spot for growing plants and home produce. External storeroom. Timber sheds could be removed to create more space or utilised for additional storage.

GARAGE

15'9" x 9'7" (4.81m x 2.93m)

Detached garage accessed via a metal up and over door provides secure parking, or an ideal workshop with ample additional storage space. A single-glazed window to the side provides natural light and a timber door offers a further access point. Concrete flooring.

AGENTS NOTES

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

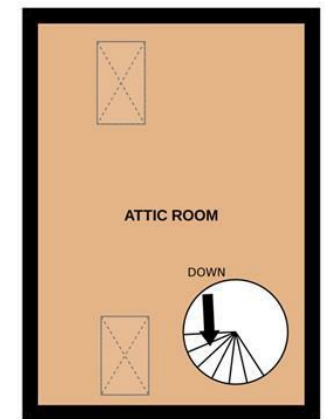
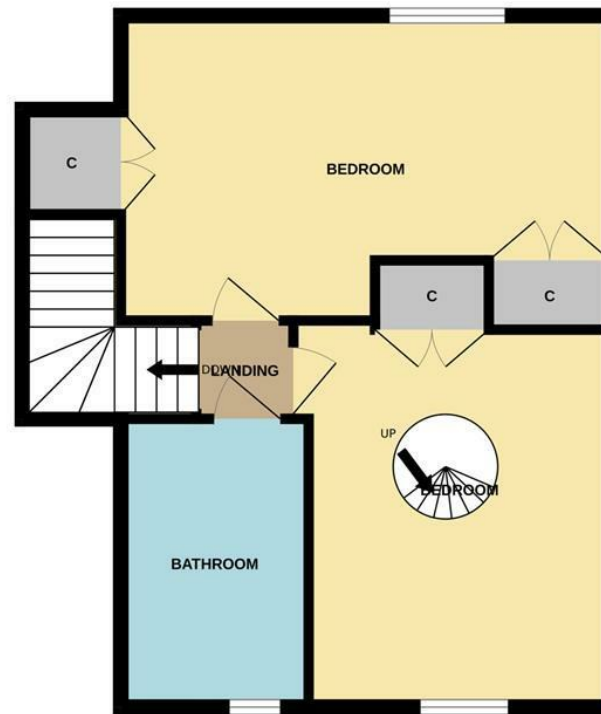




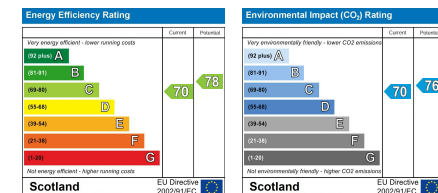
GROUND FLOOR

1ST FLOOR

ATTIC 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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