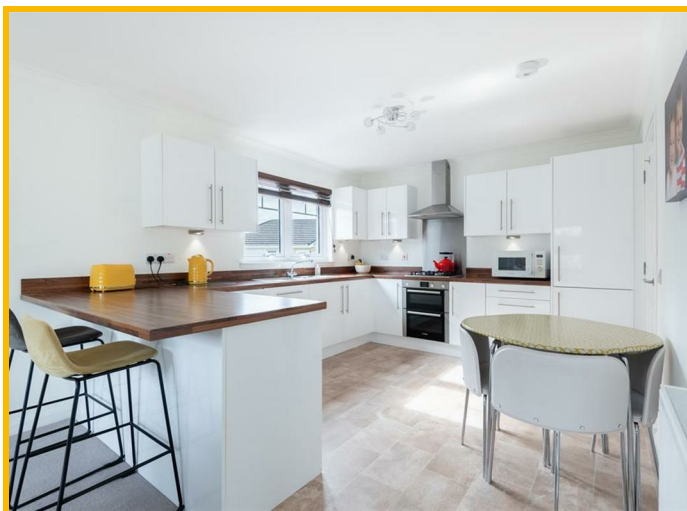




29 Rosemount Grove, Leven, KY8 4FY
Offers Over £350,000

STUNNING 5 Bedroom 2 Reception Detached Villa FINISHED TO A HIGH STANDARD, in a sought-after location with VIEWS TOWARDS RIVER PARK and easy access to Cameron Bridge Park and Ride Train Station leading to Edinburgh City Centre providing the perfect family home. The Retail Park, Bus Station, High Street, Leven Train Station and Leisure Centre including the Fife Coastal Path, Beach and Golf Courses are within walking distance. Accommodation: Hall, living room, open plan dining kitchen, laundry room, downstairs W.C, master bedroom with ensuite shower room, 4 further bedrooms and a bathroom. DG. GCH. Front and rear landscaped gardens. Summer house. Garage. Driveway. 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 composite door with opaque double-glazed inlets leading into a welcoming lower hall. Carpeted stairway with an opaque double-glazed window to the side and a timber balustrade leads to the upper landing. Cupboard provides hanging storage space, and an under-stair cupboard provides additional walk in storage. Radiator. Carpeted.

LIVING ROOM

15'10" x 13'10" (4.83m x 4.24m)

Spacious living room with a double-glazed bay window to the rear overlooking the garden. Coving. 2 radiators. Carpeted. Open plan to the dining kitchen.

DINING KITCHEN

21'10" x 10'10" (6.68m x 3.31m)

Beautiful open plan dining kitchen comprising: Wall mounted, floor standing units and wood effects worktops and matching upstand. Peninsula worktop/breakfast bar provides a social dining space with additional storage below. Integrated appliances include a gas hob, extractor fan, oven, oven/grill, dishwasher and fridge/freezer. Double-glazed window to the side. Good-sized dining area with ample space for dining furniture. Coving. Radiator. Carpeted/vinyl flooring. Double-glazed patio doors lead to the landscaped garden.

LAUNDRY ROOM

8'4" x 6'6" (2.55m x 2.00m)

Convenient laundry room with floor standing units, wood effect work tops and space below for plumbed appliances. A double-glazed window to the front. Radiator. Vinyl flooring. A composite door with opaque double-glazing leads to the garden.

W.C

8'3" x 4'1" (2.54m x 1.27m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed wooden ladder. Cupboards provide shelving/hanging/storage space. Radiator. Carpeted.

MASTER BEDROOM

18'1" x 14'2" (5.52m x 4.33m)

Spacious double bedroom with double-glazed doors opening to a Juliet balcony. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. 2 Radiators. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'9" x 4'0" (2.06m x 1.22m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Vertical heated towel rail. Vinyl flooring.

BEDROOM 2

8'10" x 8'9" (2.70m x 2.67m)

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

BEDROOM 3

12'2" x 10'6" (3.72m x 3.21m)

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

BEDROOM 4

8'6" x 7'4" (2.60m x 2.25m)

Good-sized single bedroom with a double-glazed window to the rear, ideal for use as a home office or dressing room. Radiator. Carpeted.

BEDROOM 5

12'7" x 10'3" (3.85m x 3.13m)

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

10'4" x 6'10" (3.15m x 2.09m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a pivot door and thermostatic control shower. Cupboard provides shelving/storage space. Partially tiled. 2 opaque double-glazed windows to the side. Vertical heated towel rail. Vinyl flooring.

GARDEN

The front garden is laid to lawn with mature shrubs and a paved path leading to the front entrance. A monobloc driveway leads to the garage and provides off street parking at the front and side. A timber gate to the side of the property leads to the enclosed rear garden. The rear garden is beautifully landscaped with areas of lawn, gravel and flagstone paving, and a well-stocked border containing colourful plants and shrubs. Ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber summer house provides a sheltered location to spend time outside all year round. Shed provides outdoor storage space.

GARAGE

17'11" x 9'0" (5.48m x 2.75m)

Good-sized garage accessed via a metal up and over door provides secure parking with additional space for storage. Wall mounted gas central heating system boiler and hot water cylinder. The garage is lined and equipped with light and power making this space ideal for conversion subject to relevant planning consent. Concrete flooring.

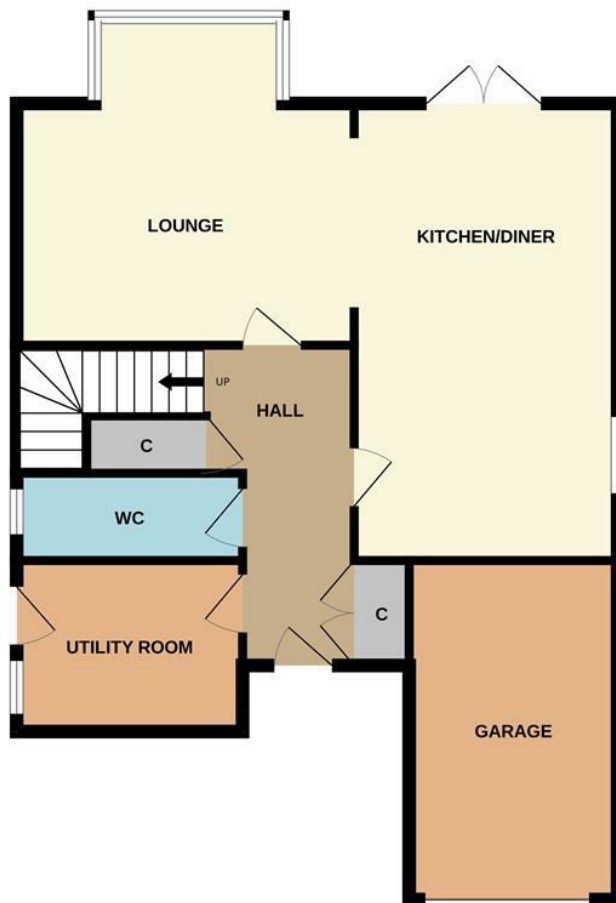
AGENTS NOTES

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

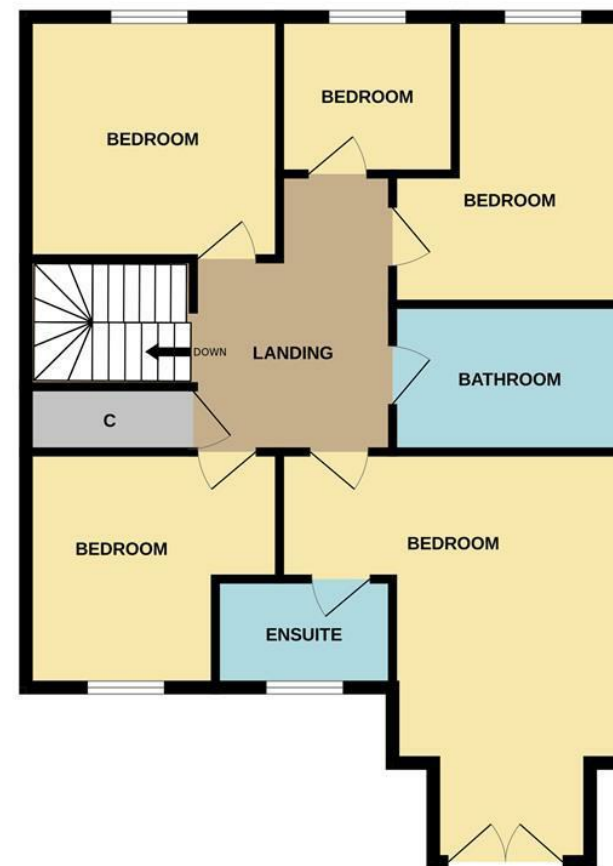




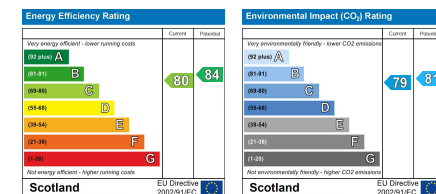
GROUND FLOOR



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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