



**12 Turpie Road, Leven, KY8 4FB**

**Offers Over £220,000**

BEAUTIFUL 3 Bedroom 2 Reception Semi-Detached Villa FINISHED TO A HIGH STANDARD with Enclosed Garden and Off-Street Parking. Situated close to local amenities, Primary School and a short drive to Leven Town Centre and Train Station with direct links to Edinburgh City Centre. Accommodation: Hall, lounge, dining room, kitchen, downstairs W.C, 2 double bedrooms, good sized single bedroom and a bathroom. DG. GCH. Front and Rear Gardens. 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 (Sainsburys, 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 into the lower hallway through the vestibule with fitted coir matting. Carpeted stairs with a timber balustrade leads to the upper landing. Custom fitted storage units under the stairs providing ample storage space. Coving. Radiator. Carpeted.

## LOUNGE

13'8" x 12'6" (4.18m x 3.82m)

Spacious lounge with a double-glazed window to the front. Coving and ceiling rose. Radiator. Carpeted. Open plan to the dining room.

## DINING ROOM

11'4" x 9'0" (3.46m x 2.76)

Bright dining room with double-glazed patio doors to the rear providing natural light and access to the garden. Coving and ceiling rose. Radiator. Carpeted. Doorway to the kitchen.

## KITCHEN

11'4" x 10'2" (3.46m x 3.10m)

Fitted kitchen comprising: Wall mounted, floor standing units with wood effect worktops, coordinating upstand and a porcelain style sink. Integrated appliances include an induction hob, extractor fan, oven, microwave, dishwasher and a fridge/freezer. Double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring. UPVC door with a double-glazed inlet leads to the garden.

## W.C

3'11" x 2'9" (1.21m x 0.86m)

2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Opaque double-glazed window to the front. Radiator. Tiled flooring.

## UPPER LANDING

Cupboard houses the gas central heating condensing combi boiler with additional storage. Hatch provides access to the partially floored roof space accessed via a fixed timber folding ladder. Carpeted.

## BEDROOM 1

12'7" x 11'7" (3.86m x 3.54m)

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

## BEDROOM 2

12'8" x 11'0" (3.87m x 3.37m)

Additional 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

9'6" x 8'6" (2.90m x 2.60m)

Further bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

6'9" x 6'5" (2.06m x 1.96m)

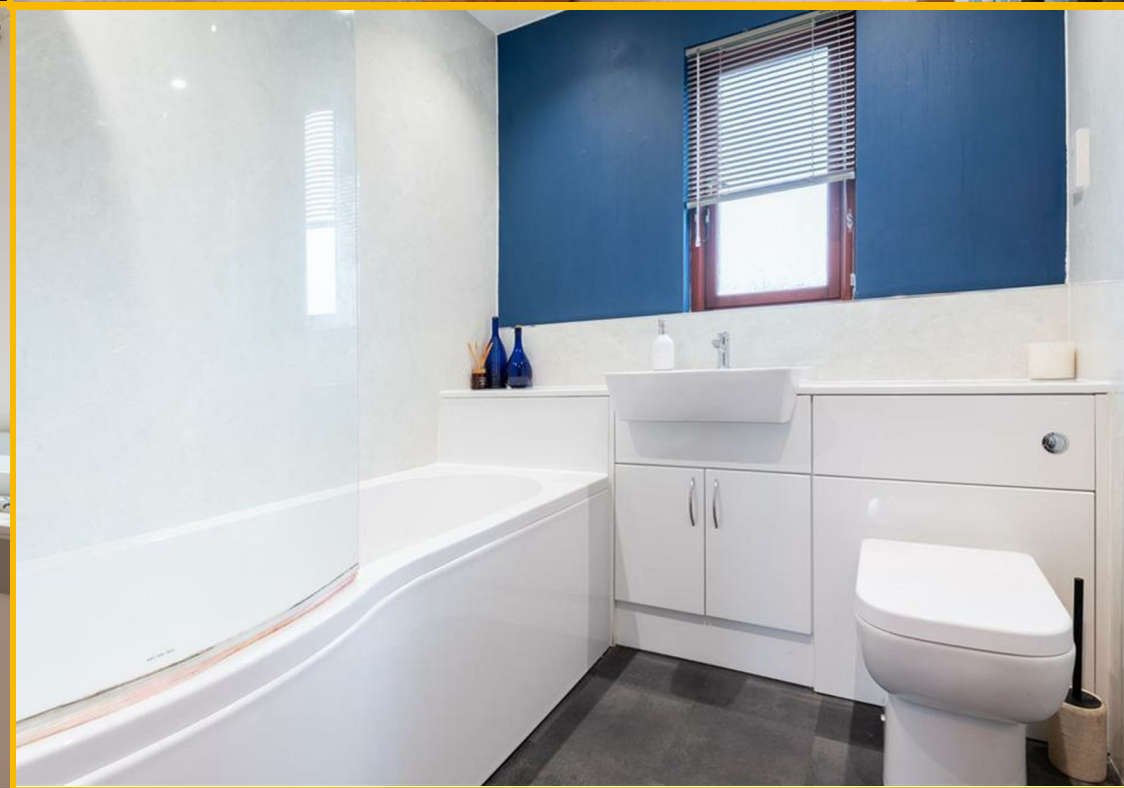
3-piece suite comprising: W.C, vanity wash hand basin and a p-shaped bath with a pivot screen and a thermostatic control rainfall shower overhead. Partially wet walled. Opaque double-glazed window to the rear. Heated towel rail. Vinyl flooring.

## GARDEN

The front garden mainly monobloc with borders containing established shrubs. A spacious side driveway, providing extensive and convenient off-street parking leads to the rear garden. The rear garden is landscaped with areas of gravel, paving and lawn with borders containing plants, shrubs and trees providing colour all year round. Ample space to add garden furniture to relax and enjoy time in the sun with family and friends. The rear garden is fully enclosed within a timber fence surround. A timber shed provides outdoor storage space.

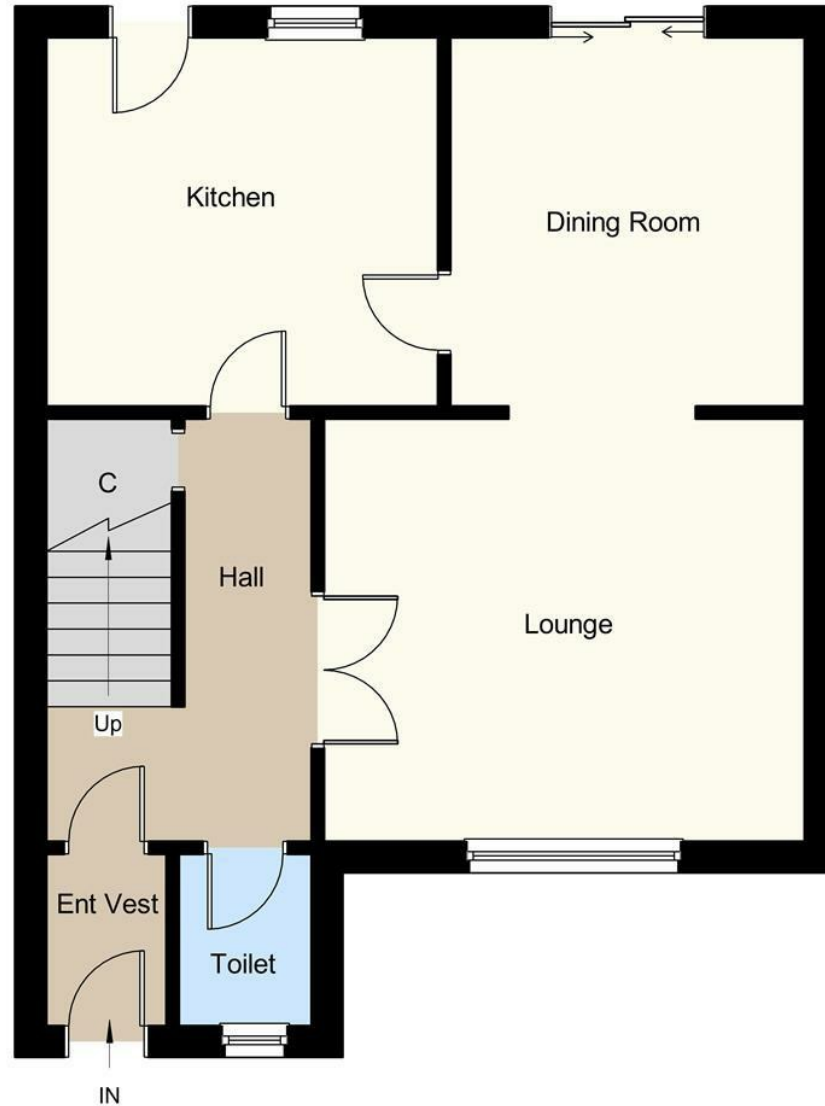
## AGENTS NOTES

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

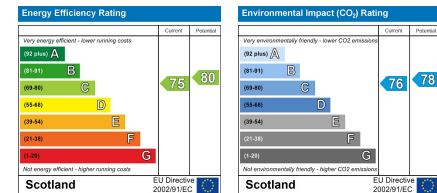
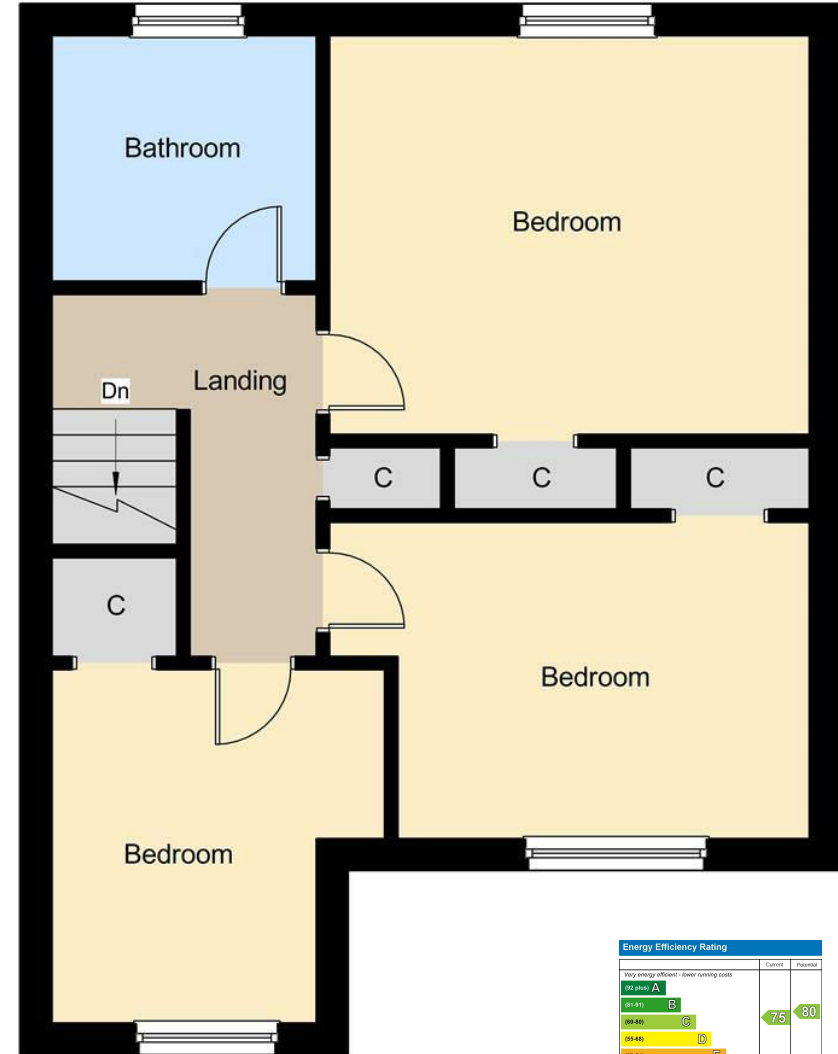




Ground Floor



First Floor



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.