



25 Aitken Court, Leven, KY8 4LL

Offers Over £65,000



SPACIOUS 2 Bedroom 2nd Floor Apartment READY TO MOVE IN in central Leven, easy walking distance to the Retail Park, Bus Station, High Street, Swimming Pool, Fife Coastal Path, Beach and Golf Course, including Leven Train station leading to Edinburgh City centre. Appealing to a First Time Buyer or Investor. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms and a shower room. DG. Shared drying area. External store. 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

Secure door entry system leads to the stairs leading to the 2nd floor. Access is via a timber door leading into the hallway. 2 cupboards provide storage. Reception phone for secure door entry system. Storage heater. Laminate flooring.

LOUNGE

15'6" x 11'8" (4.74m x 3.58m)

Spacious lounge with double-glazed windows to the front. Wall mounted electric fire and panel radiator. Laminate flooring.

DINING KITCHEN

11'8" x 11'2" (3.58m x 3.41m)

Good-sized dining kitchen comprising: Wall mounted, floor standing units with ample worktop space and tiled splashbacks. Oven and Hob. Double-glazed window to the side. Cupboard houses the hot water tank. Storage heater. Vinyl flooring.

BEDROOM 1

12'11" x 9'8" (3.96m x 2.97m)

Good-sized double bedroom with double-glazed window to the front. Laminate flooring.

BEDROOM 2

12'11" x 9'8" (3.95m x 2.97m)

Additional double bedroom with double-glazed window to the rear. Built in wardrobe. Wall mounted panel heater. Laminate flooring.

SHOWER ROOM

7'11" x 5'3" (2.43m x 1.61m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and electric shower overhead. Opaque double-glazed window to the side. Partial sparkle wet wall. Laminate flooring.

EXTERNAL STORE

12'11" x 4'10" (3.96m x 1.49m)

Located next to the front door is a secure store with opaque window to the rear for ventilation. It has power and light and a concrete floor.

DRYING AREA

There is an external communal drying area to the side.

AGENTS NOTES

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

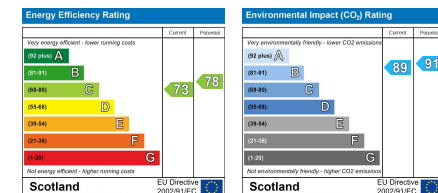




GROUND FLOOR



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.
Made with Metropix ©2026



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.