

25 Aitken Court, Leven, KY8 4LL

Offers Over £65,000

Fife Properties

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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.

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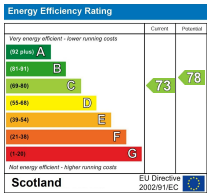
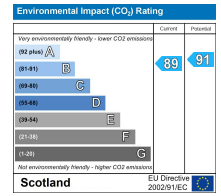
GROUND FLOOR







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.
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