

78 Law View, Leven, KY8 5FR

Offers Over £360,000

Fife Properties

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BEAUTIFUL 4 Bedroom 2 Reception Detached Villa on a SUBSTANTIAL PLOT in a CUL-DE-SAC in move in condition, providing bright and spacious living areas, gardens and a garage with off street parking for multiple cars. Located a short walk or drive to Letham Glen and Leven Beach with access to Fifes Stunning Coastal Path and Golf Courses nearby. Leven train station provides a direct link with Edinburgh City Centre. Accommodation: Hall, living room, dining kitchen, laundry room, downstairs W.C, Master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. Gardens, Garage and an Extensive 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 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 Park, 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 composite door with an opaque double-glazed window leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. 2 under stair cupboards provide ample storage space. Radiator. Carpeted.

LIVING ROOM
19'7" x 12'6" (5.98m x 3.82m)
Bright living room with a double-glazed bay window to the front. Coving. 2 radiators. Carpeted. Sliding pocket doors with glazing lead into the dining kitchen.

DINING KITCHEN
24'1" x 12'7" (7.35m x 3.86m)
Spacious open plan dining kitchen comprising: Wall mounted, floor standing units with contrasting wood effect worktops and coordinating upstand. Integrated appliances included a gas hob, extractor fan, eye level oven, oven/grill, dishwasher and a fridge/freezer. A breakfast bar provides additional worktop space. Ample space to create a dining area with double-glazed patio doors leading into the garden. A double-glazed window to the rear overlooks the garden. 2 radiators. Vinyl flooring. Doorway to the laundry room.

LAUNDRY ROOM
7'3" x 5'10" (2.22m x 1.78m)
Convenient laundry room with a floor standing unit and a wood effect worktop with stainless steel sink and space below for plumbed appliances. Radiator. Vinyl flooring. Composite door with an opaque double-glazed window leads to the driveway. Doorway to the downstairs WC.

W.C
5'10" x 4'7" (1.79m x 1.41m)
2-piece suite comprising: W.C and a wash hand basin. Ample space for storage furniture. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

UPPER LANDING
Leads to 4 double bedrooms and the bathroom. 2 Cupboards provide storage space. Hatch provides access to the roof space. Radiator. Carpeted.

MASTER BEDROOM
17'1" x 12'4" (5.21m x 3.78m)
Good-sized double bedroom with a double-glazed bay window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
9'4" x 3'11" (2.86m x 1.20m)
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Vinyl flooring.

BEDROOM 2
12'11" x 9'9" (3.96m x 2.98m)
Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides ample shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3
12'0" x 9'7" (3.68m x 2.93m)
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.

BEDROOM 4
10'7" x 9'7" (3.25m x 2.93m)
Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe provides ample shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
9'7" x 6'11" (2.93m x 2.12m)
4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

GARDEN
The front garden is laid to lawn with a monobloc driveway to the front and side providing ample off street parking for multiple vehicles. A timber gate leads into the rear garden; the rear garden is mainly laid to lawn with areas of gravel, ideal for a keen gardener to enjoy transforming into an outdoor haven. The side garden is again laid to lawn with a good-sized paved patio creating an ideal location for a summer house or outdoor office/business space. The garden is fully enclosed making this a safe space for children and pets to play.

GARAGE
18'1" x 9'10" (5.53m x 3.00m)
Spacious garage accessed via a metal up and over door providing secure parking with additional storage space. Wall mounted gas central heating system boiler with a floor standing hot water tank. The garage is fully lined and equipped with light and power creating a development opportunity.

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

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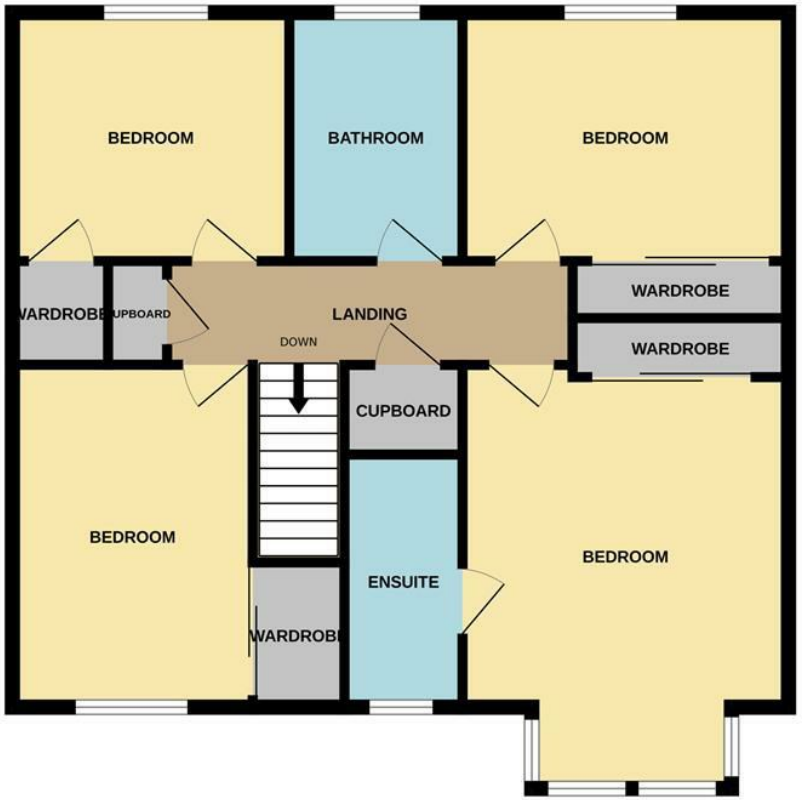


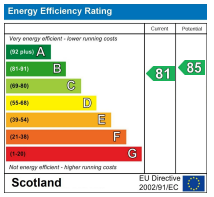


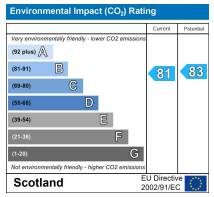
GROUND FLOOR



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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