

50 Centenary Court, Leven, KY8 4AJ

Offers Over £115,000

Fife Properties

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SPACIOUS 2 Bedroom Terraced Villa in MOVE IN CONDITION with spacious living areas, front and rear gardens making this an IDEAL STARTER HOME. Situated within walking distance of Mountfleurie Primary School and close to River Park with a short drive to shops, supermarkets, cafes and restaurants with the Fife Coastal Path, Beach and Golf Courses nearby. Leven Train Station provides direct links with Edinburgh City Centre and the Bus Station offers great local transport links. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear Gardens. Unallocated 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 composite door with a double-glazed inlet leading into the lower hall. Carpeted stairs lead to the upper landing. Understairs storage area. Vertical radiator. Vinyl flooring. Additional access via the lounge from the front garden.

LOUNGE
15'0" x 13'11" (4.58m x 4.26m)
Bright lounge with a double-glazed window to the front. Coving. 2 vertical radiators. Vinyl flooring. Composite door with opaque double-glazing leads to the front garden providing additional access to the property

KITCHEN
10'1" x 6'11" (3.09m x 2.11m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, oven and a fridge/freezer. Double-glazed window to the rear overlooking the garden. Vinyl flooring.

UPPER LANDING
Hatch provides access to the roof space. Carpeted.

BEDROOM 1
13'10" x 10'8" (4.24m x 3.27m)
Double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
12'9" x 8'10" (3.90m x 2.71m)
Additional double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
8'5" x 4'8" (2.57m x 1.43m)
3-piece suite comprising: W.C, vanity wash hand basin and a bath. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN
The front garden is low maintenance laid with gravel and a paved path provides access to the property. To the rear of the property is an enclosed garden, finished with artificial grass and paved areas, creating a low-maintenance outdoor space with ample room for garden furniture. External store cupboards provide useful additional storage, while a timber gate at the rear gives access to the unallocated parking area.

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

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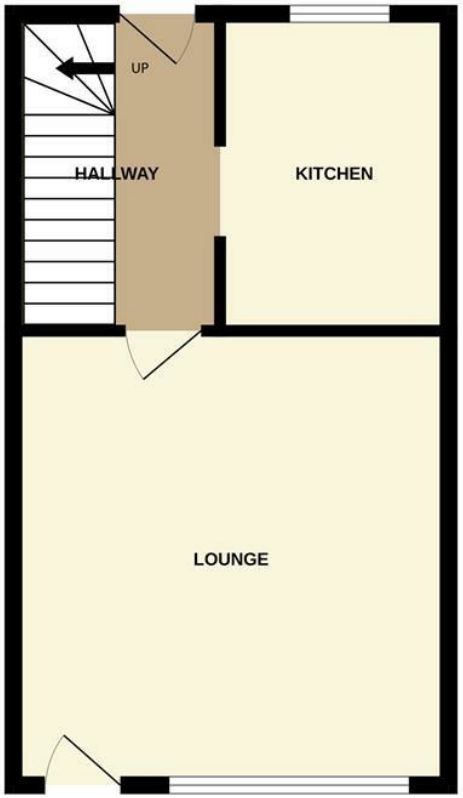

Meadow
JELLYCAT



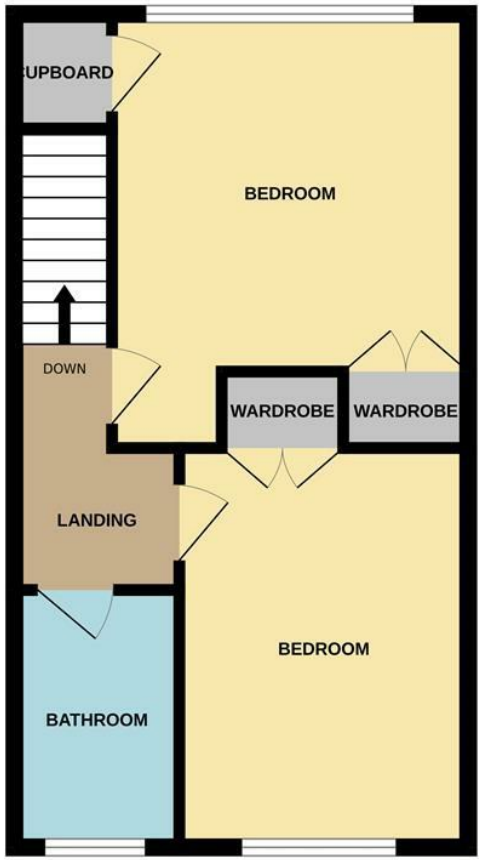


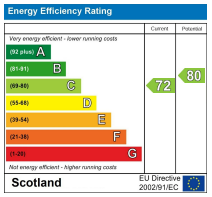


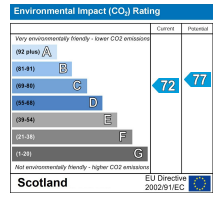
GROUND FLOOR



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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