

37 Hawthorn Street, Leven, KY8 4QE

Offers Over £95,000

Fife Properties

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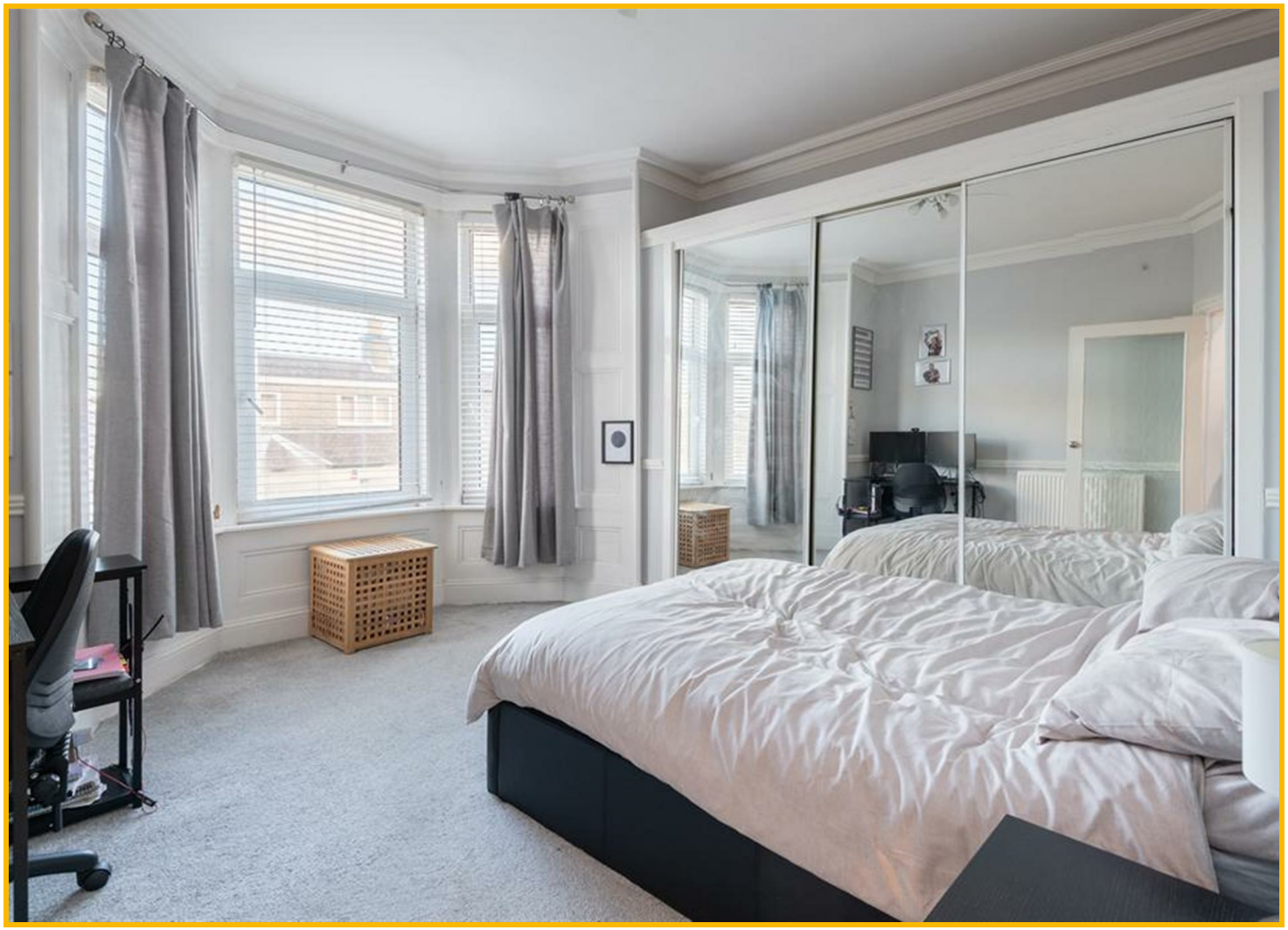
Fife Properties

WONDERFUL 2 Bedroom Upper Apartment with FLEXIBLE LIVING space with many ORIGINAL FEATURES, and an enclosed garden making this an ideal downsizer or starter home. Situated within walking distance of Letham Glen, the High Street, Promenade, Beach, Fife Coastal Path, Retail Park, Swimming Pool, and Golf Courses, on the bus links to St Andrews and the East Neuk, and theTrain Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge/dining room, kitchen, laundry/home office, 2 double bedrooms and a shower room. DG. GCH. Garden. 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 double-glazed inlets leading into the inner hall through the vestibule. A walk in cupboard provides shelving storage space. Hatch provides access to the partially floored roof space via a fixed metal ladder. Cornicing and dado rail. 2 radiators. Laminate flooring.

LAUNDRY / HOME OFFICE
4'6" x 3'11" (1.38m x 1.21m)
A multipurpose space equipped with light, power and plumbing with a double-glazed window to the rear. Ideal for use as a laundry cupboard or as a home office. Timber panelling. Tiled flooring.

LOUNGE DINING ROOM
14'7" x 14'0" (4.47m x 4.28m)
Bright lounge dining room with a double-glazed window to the rear. Alcove provides display storage. Space to create separate lounge and dining areas. Coving and dado rail. 2 radiators. Carpeted. Doorway to the kitchen.

KITCHEN
9'1" x 7'4" (2.78m x 2.25m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Double-glazed window to the rear. Coving. Radiator. Laminate flooring.

BEDROOM 1
14'1" x 13'8" (4.31m x 4.19m)
Spacious double bedroom with a double-glazed bay window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Cornicing. Dado rail. Radiator. Carpeted.

BEDROOM 2
12'1" x 9'4" (3.69m x 2.87m)
Additional double bedroom with a double-glazed window to the front. Cornicing. Radiator. Laminate flooring.

SHOWER ROOM
7'4" x 6'3" (2.25m x 1.93m)
3-piece suite comprising: W.C, wash hand basin and a wet walled, walk-in shower area with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Laminate flooring.

GARDEN
The property has an enclosed rear garden, mainly laid to lawn with a paved patio providing an ideal location for garden furniture to relax and enjoy time in the sun with family and friends. A timber shed provides ample outdoor storage space.

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

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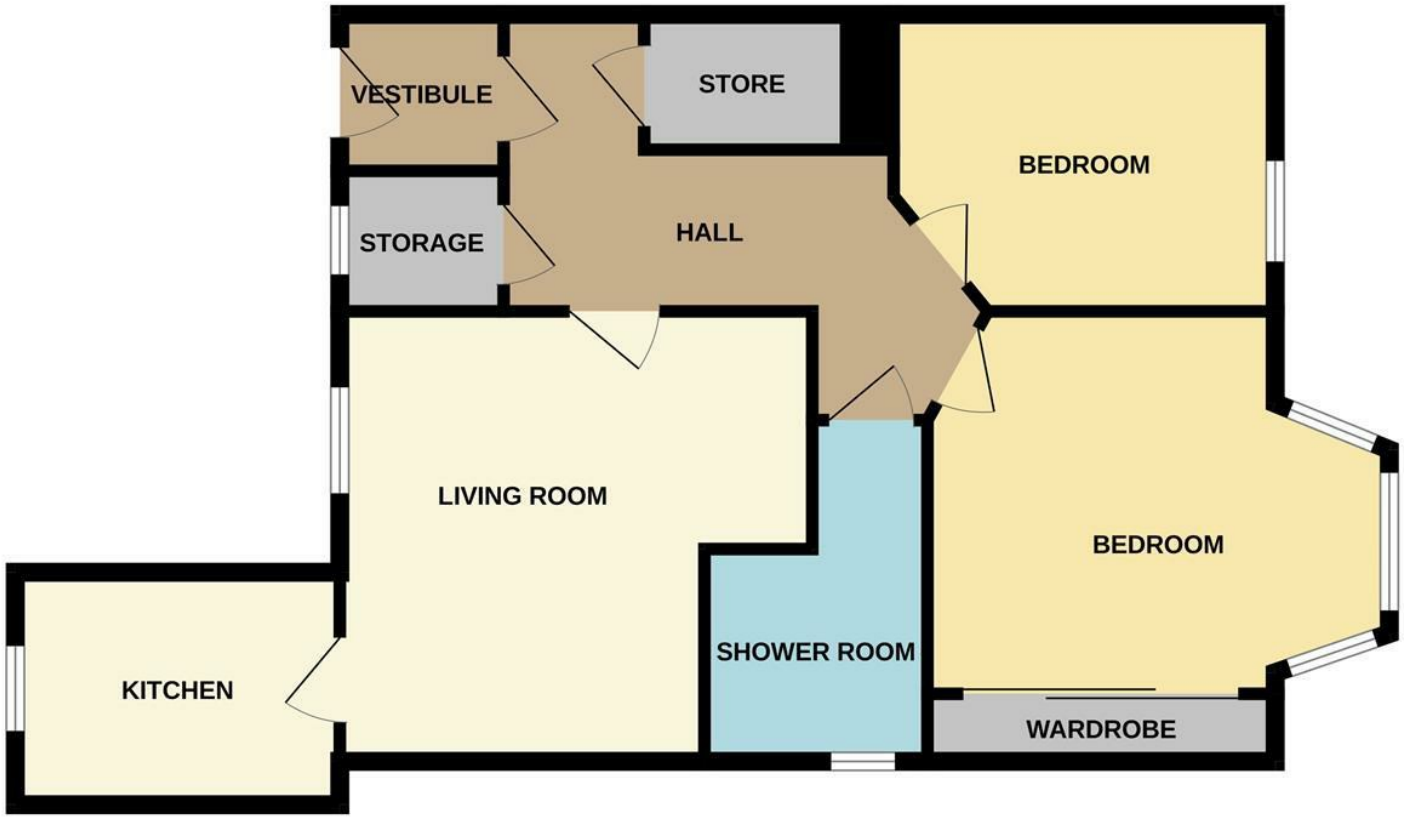
WINMAU
BOSTON
BRUINS

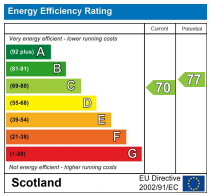


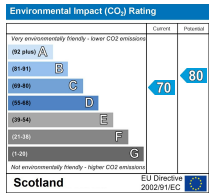




FIRST FLOOR







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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