



Almora Church Road, Leven, KY8 4JB

Offers Over £375,000



SPACIOUS 5 Bedroom 4 Reception 3 Bathroom Link Detached Victorian Villa retaining some ORIGINAL FEATURES on an ELEVATED PLOT within easy walking distance to the Retail Park, Primary School, Beach, Golf Course, Swimming Pool and Train Station due June 2024. Accommodation: Hall, sitting room, living room, dining room, W.C., kitchen, conservatory, utility room, master bedroom with ensuite bathroom, 3 double bedrooms, good-sized single bedroom and 2 shower rooms. DG. GCH. EV charge point. Gardens. 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 (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), Scoonie and Leven Links Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews - the Home of Golf and the East Neuk are both within an hour's drive. Commuting to Edinburgh and Dundee can be by car via the A92, train via Markinch (6 miles), Leven (June 2024) or bus.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via solid timber double doors leading into the spacious lower hallway via the vestibule with ornate tiled flooring. Carpeted stairs lead to the upper landing with timber balustrade and double-glazed window to the rear. Cornicing and stunning archways. 2 radiators. Carpeted.

SITTING ROOM

18'6" x 14'4" (5.64m x 4.39m)

Beautiful sitting room with double-glazed sash and case windows to the front. Feature fireplace with a timber surround and tiled hearth. Shelved alcove provides display/storage space. Cornicing and ceiling rose. 2 radiators. Carpeted.

LIVING ROOM

21'5" x 15'7" (6.55m x 4.77m)

Bright living room with double-glazed sash and case bay window to the front. Feature fireplace with a timber surround and tiled hearth. Alcove provides display/shelving/storage space with a cupboard below. Cornicing. 2 radiators. Carpeted.

DINING ROOM

12'9" x 12'0" (3.91m x 3.66m)

Spacious dining room with double-glazed window to the rear. Original feature tiled hearth and fire surround. 2 cupboards provide shelving/storage space. Radiator. Carpeted. Doorways to the utility room, kitchen and rear hallway.

REAR HALLWAY

Timber door leads to the parking at the rear. Tiled flooring. Cupboard houses the gas central heating condensing combi boiler and hot water cylinder.

UTILITY

7'8" x 6'0" (2.36m x 1.84m)

Convenient utility room comprising: Wall mounted, floor standing units with contrasting worktops and a stainless-steel sink. Space for freestanding appliances. Cupboard provides storage space. Double-glazed window to the rear. Radiator. Tiled flooring.

KITCHEN

17'0" x 7'11" (5.20m x 2.42m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops. Integrated appliances include an induction hob, extractor fan above, eye level oven and 2 dishwashers. Double-glazed windows to the front and side. Vertical radiator. Tiled flooring. Timber door leads to the conservatory.

CONSERVATORY

4'6" x 20'3" / 13'8" (1.39m x 6.18m / 4.19m)

Bright L-shaped conservatory with wrap around double-glazed windows overlooking the garden. Cupboard provides storage with timber door leading to the parking at the rear of the property. Double-glazed patio doors provide access to the side and front gardens. Concrete flooring.

BEDROOM 5

12'6" x 10'0" (3.82m x 3.07m)

Good-sized double bedroom with double-glazed window to the rear. Cornicing. Radiator. Carpeted.

SHOWER ROOM

7'9" x 4'11" (2.37m x 1.52m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

W.C

7'7" x 5'4" (2.32m x 1.64m)

2-piece suite comprising: W.C and vanity wash hand basin. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Bright landing with skylight to the rear and fitted storage cupboards providing shelving/hanging/storage space. Cornicing. Carpeted.

MASTER BEDROOM

18'11" x 18'9" (5.78m x 5.74m)

Spacious master bedroom with double-glazed windows to the front and side. Cupboards provide hanging/storage space. Cornicing. 2 radiators. Carpeted. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

8'2" x 8'0" (2.51m x 2.46m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a dual ended freestanding bath with a mixer tap shower attachment. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Tiled flooring.

BEDROOM 2

16'3" x 12'10" (4.96m x 3.93m)

Additional double bedroom with double-glazed windows to the rear. Decorative fireplace with a tiled and timber surround with a tiled hearth. Cupboard provides storage. Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 3

17'3" x 15'10" (5.28m x 4.84m)

Further double bedroom with double-glazed window to the rear with a partial sea view towards Berwick Law. Decorative timber fireplace. 2 eaves storage cupboards. Cornicing. Radiator. Carpeted.

BEDROOM 4

12'0" x 8'8" (3.66m x 2.65m)

Good-sized single bedroom currently utilised as a home office with double-glazed window to the front. Radiator. Carpeted.

SHOWER ROOM

10'0" x 8'2" (3.07m x 2.49m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a thermostatic control shower. Cupboard provides storage space. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

GARDEN

The front garden has an area of lawn with borders containing established plants, shrubs and trees. Gravel path leads to the patio door accessing the conservatory. To the side of the property is an enclosed low maintenance paved courtyard garden providing ample space for garden furniture to relax and enjoy recreation time in the sun. Raised borders contain establish plants, shrubs and trees. The rear of the property is laid with gravel providing ample off street residential parking with an electric vehicle charge point.

AGENTS NOTES

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







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
41-48	F			41-48	F		
1-40	G			1-40	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	79	Scotland		EU Directive 2002/91/EC	67

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