

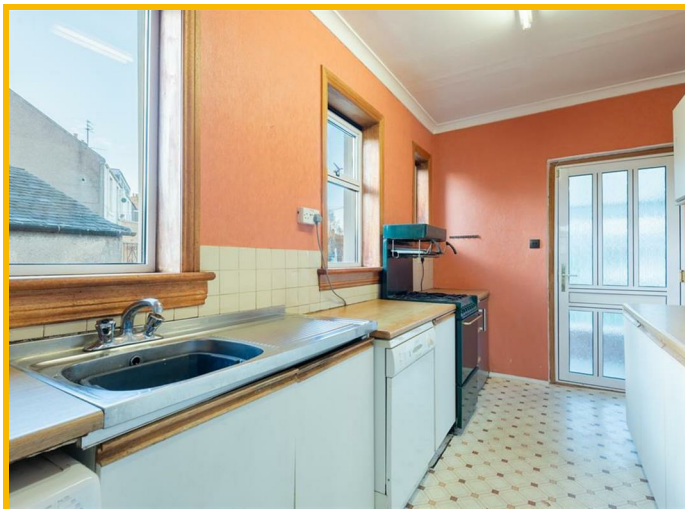


Glenmoriston, Durie Street, Leven, KY8 4HF

Offers Over £235,000



SPACIOUS 3 Bedroom 2 Reception Detached COTTAGE with Basement Rooms on an EXTENSIVE PLOT with the OPPORTUNITY TO ADD VALUE AND DEVELOP. Situated in a central location with soon to be Train Station offering great commuter links. Within walking distance of local amenities including Primary/Secondary education, shops, bars, restaurants, and health/leisure facilities, and the stunning Fife Coastal Path, beach, and golf courses. Ideal family home. Accommodation: Hall, lounge, dining room, kitchen, conservatory, 3 double bedrooms, bathroom and 4 basement rooms. DG. GCH. Extensive Garden. Driveway. Detached garage. 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 station (6 miles) or bus.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door with opaque glazed inlet into the vestibule. Tiled flooring. Timber-glazed door leads to the inner hall with beautiful original features. Walk-in cupboard provides shelving/storage space with provision for light. Attic hatch provides access to the roof space. Cornicing. Ceiling rose. Radiator. Carpeted.

LOUNGE

14'6" x 13'4" (4.43m x 4.08m)

Bright lounge with 2 double-glazed windows to the front. Feature fireplace with a gas fire set in a stone surround and hearth. Coving. Radiator. Carpeted. Doorway leads to the dining room.

DINING ROOM

11'5" x 7'2" (3.50m x 2.20m)

Dining room with double-glazed window to the front. Radiator. Carpeted. Doorway leads to the kitchen.

KITCHEN

13'8" x 6'11" (4.19m x 2.11m)

Galley style kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for freestanding appliances. 3 double-glazed windows to the side. Coving. Vinyl flooring. UPVC door with opaque double-glazed inlets leads to the conservatory.

CONSERVATORY

8'6" x 6'0" (2.61m x 1.84m)

Bright Conservatory with wrap around double-glazed windows. Tiled flooring. UPVC door leads to the rear garden.

BEDROOM 1

12'11" x 11'6" (3.96m x 3.51m)

Spacious double bedroom with double-glazed window to the front. Alcove provides display/shelving/storage space with cupboard below. Cornicing. Ceiling rose. Radiator. Carpeted.

BEDROOM 2

11'7" x 10'0" (3.54m x 3.07m)

Additional double bedroom with double-glazed window to the rear overlooking the garden. Wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Press provides shelving/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 3

10'11" x 9'7" (3.35m x 2.93m)

Further double bedroom with double-glazed window to the rear overlooking the garden. Press provides shelving/storage space. Cornicing. Radiator. Carpeted.

BATHROOM

9'10" x 6'11" (3.01m x 2.11m)

4-piece suite comprising: W.C, wash hand basin, corner bath and a shower enclosure with pivot screen and electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Cornicing. Radiator. Heated towel rail. Vinyl flooring.

GARDEN

The front garden is accessed via a metal gate, is low maintenance with borders containing mature plants, trees, and shrubs. Enclosed within a wall surround. To the side is a paved driveway with double timber gates that lead to the rear garden and garage. This extensive rear garden is partially laid to lawn with mature trees, plants, and shrubs. Paved walkways lead to raised borders. Greenhouse provides the opportunity to grow your own. Enclosed within a brick wall, stone, timber fence surround, this garden provides an ideal haven where you can relax and enjoy recreational time in the sun. Timber door provides access to the substantial basement rooms.

GARAGE

15'10" x 12'0" (4.83m x 3.67m)

Garage accessed via an up an over metal door provides secure parking and additional storage space. Double-glazed window to the side. Concrete flooring.

BASEMENT ROOM 1

19'9" x 13'3" (6.02m x 4.06m)

Spacious room ideal for use as a games room with fixed bench seating. Fully lined. Provision for light and power. Concrete flooring. Transom windows. Timber glazed door leads to basement room 2.

BASEMENT ROOM 2

10'11" x 9'3" (3.35m x 2.83m)

Good sized multipurpose space. Single glazed window to the side. Provision for light. Concrete flooring. Timber door leads to basement room 3.

BASEMENT ROOM 3

13'6" x 12'5" (4.12m x 3.80m)

Additional multipurpose room with single glazed window to the rear overlooking the garden. Provision for light. Concrete flooring.

BASEMENT ROOM 4

12'4" x 10'7" (3.76m x 3.23m)

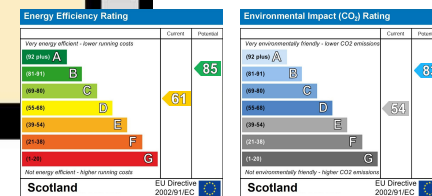
Further basement room with single glazed window to the rear overlooking the garden. Provision for light. Concrete flooring.

AGENTS NOTES

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







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