

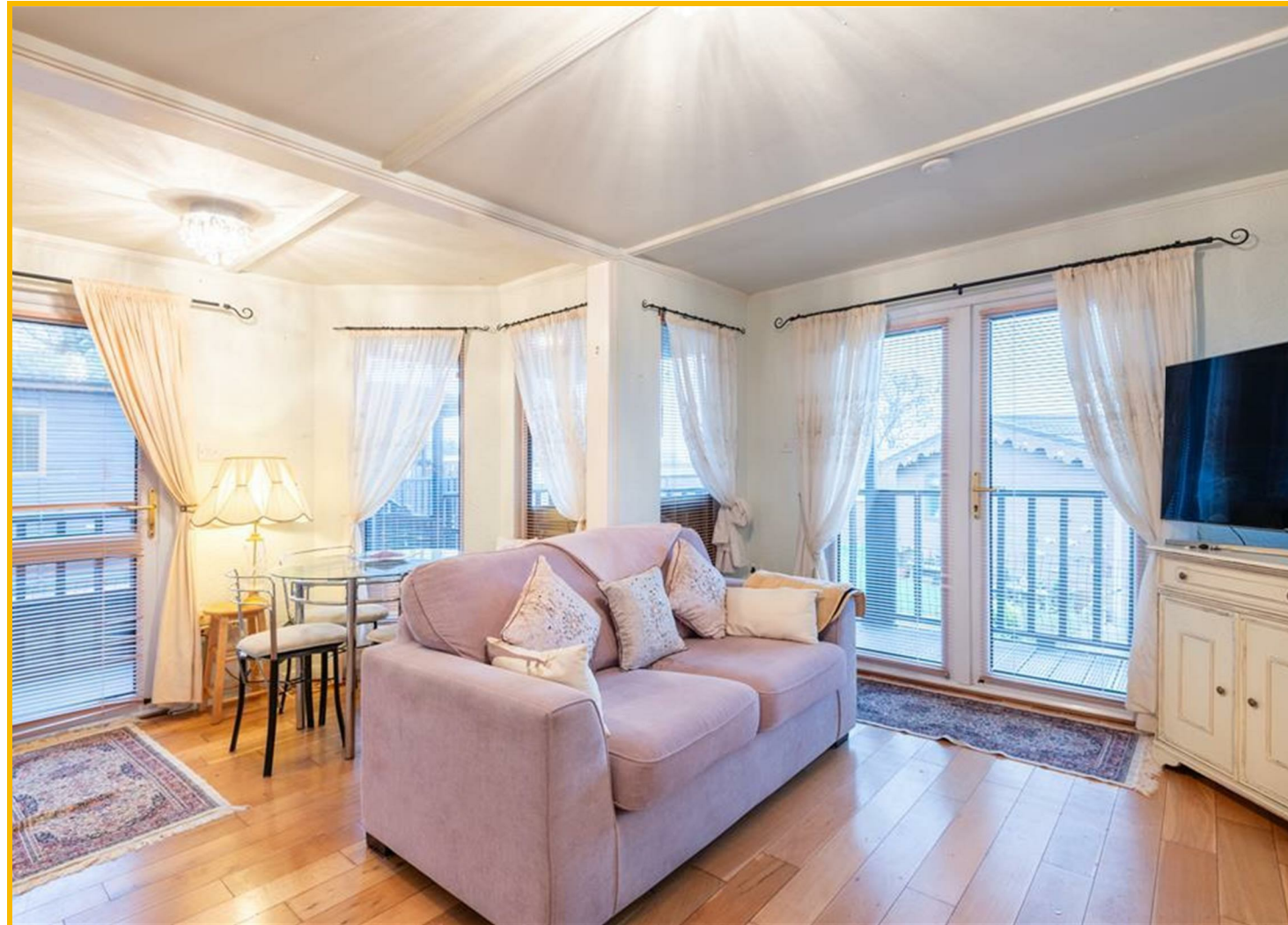


**12a Letham Feus Caravan Park, Cupar road, Leven, KY8 5NT**

**Offers Over £80,000**



SPACIOUS 2 Bedroom 2 Bathroom Lodge with raised decking taking advantage of the BEAUTIFUL VIEWS towards the Firth of Forth, with just a short drive to the Fife Coastal Path, Beaches and Leven Town centre providing all necessary local amenities. Accommodation: Open plan lounge dining room and kitchen, master bedroom with ensuite bathroom, additional double bedroom and a shower room. DG. GCH. Garden. DRIVEWAY. PERSONAL PROPERTY TOUR available online.



## SURROUNDING AREA

Letham Feus Holiday Park is situated in the historic Scottish Kingdom of Fife. Holidaymakers here love the golden sands, clean seas and idyllic villages dotted across the East Neuk. In a prime location for all amenities the park is a popular place to purchase a holiday home. If golf is your past time look no further than the nearby Lundin and Leven Links courses which have been open qualifying courses in the past for the St Andrews Open. With St Andrews less than 15 miles away this is an opportunity to visit this beautiful market town which was home to Prince William when he studied at the University. The train Station is nearby in Leven from the Spring of 2024 leading to Edinburgh and beyond.

## DIRECTIONS

Please contact agent for further information.

## ENTRANCE

Access is via a double-glazed UPVC door leading into the open plan lounge dining room.

## LOUNGE DINING ROOM

15'1" x 15'1" (4.60m x 4.60m)

Spacious and bright living space with double-glazed windows to the sides and front with beautiful views towards the Firth of Forth. Space to create separate living room and dining areas. Wall mounted electric fire. 3 radiators. Engineered hardwood flooring. UPVC patio doors leading out onto the front decking. Open plan to the kitchen area.

## KITCHEN AREA

9'4" x 8'6" (2.86m x 2.60m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Peninsula unit with cupboards above provide further storage. Integrated appliances include gas hob, oven below and a dishwasher with additional space for freestanding appliances. Double-glazed window to the side with a view towards the Firth of Forth. Radiator. Engineered hardwood flooring. Doorway leads to the inner hall.

## INNER HALL

Hall provides access to the bedrooms and shower room. Engineered hardwood flooring.

## MASTER BEDROOM

11'5" x 9'3" (3.49m x 2.83m)

Double bedroom with double-glazed window to the rear. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Engineered hardwood flooring. Doorway to the ensuite bathroom.

## ENSUITE BATHROOM

10'1" x 6'4" (3.09m x 1.94m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and shower overhead. Opaque double-glazed window to the side. Partially wet walled. Radiator. Engineered hardwood flooring.

## BEDROOM 2

11'0" x 9'4" (3.36m x 2.85m)

Double bedroom with double-glazed window to the rear. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Engineered hardwood flooring.

## SHOWER ROOM

5'1" x 5'1" (1.57m x 1.57m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and thermostatic control shower. Partially wet walled. Radiator and heated towel rail. Engineered hardwood flooring.

## GARDEN

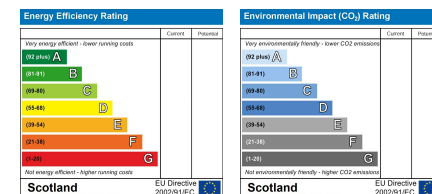
To the front of the lodge is a border containing established plants and shrubs. The side of the property is a mono bloc driveway providing off street parking for 2 vehicles. A raised timber deck provides an ideal spot to relax and enjoy time in the sun taking in the beautiful views, enjoying the peace and tranquillity this location has to offer. To the rear and opposite side of the lodge are access hatches and storage cupboards.

## AGENTS NOTES

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







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