



**1 Orchard House Orchard Grove, Leven, KY8 5XA**

**Offers Over £180,000**



STUNNING LUXURY 2 Bedroom Ground Floor Apartment within the converted Orchard House which was a former Mansion (Circa 1890) with a FLOOR SPACE OF MORE THAN 180M<sup>2</sup>. Leading from the front door of the grand mansion with private entry system, into a large, open communal reception hallway, which features original woodwork and fireplace. A breath-taking cathedral style staircase with stained glass windows leading you to the upper apartments. Internally the apartments have authentic Victorian style features with original panelling and shutters in the rooms, almost 4m high ceilings, feature fireplaces and exceptional bay window formations looking to the front over the gardens. Accommodation: Hall, lounge, dining kitchen, master bedroom with en-suite shower room, additional double bedroom and a bathroom. GCH. Communal 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 has a wide range of major shops and supermarket (Sainsbury, B & Q, Argos, Costa, McDonalds, Lidl and Aldi) including many local specialist stores. Nursery and primary education is local with secondary education provided at Levenmouth Academy, Buckhaven. When it comes to leisure activities there is the recreational woodlands, Letham Glen and Silverburn Forest. The property is located within a short walk of Leven beach which is part of the Fife Coastal Path and Scoonie and Leven Links Golf courses, coupled with the swimming pool nearby making it a fantastic location and the planned railway station around 2024. St Andrews the Home of Golf and the East Neuk are both within a 30 minutes' drive. Commuting to Edinburgh and Dundee can be by car via the A92, train via Markinch station (6 miles) or Bus.

## TRAVEL DIRECTIONS

Please contact the selling agent direct.

## HALL

Accessed via the main front door into a stunning communal vestibule and lower hall with period features: sweeping staircase, columns, wood panelling and beautiful mosaic tiled flooring. A solid timber door provides access to the property into a spacious hallway. Cornicing. Radiator. Carpeted.

## LOUNGE

27'1" x 25'7" (8.28m x 7.80m)

Vast, bright lounge with a feature sash and case bay window to the front with views over the gardens and additional sash and case window to the side. Fireplace with electric fire, marble effect surround and timber mantle. Cornicing. Decorative wall mouldings. 3 radiators. Carpeted. This room could have several themed areas throughout. Maybe a formal seating area, dining area for parties and snug by the main window for relaxation and leisure.

## DINING KITCHEN

14'11" x 12'8" (4.55m x 3.87m)

Contemporary fitted kitchen comprises: Wall mounted, floor standing units with contrasting work tops and tiled splashbacks. Integrated gas hob with electric oven below and chimney style extractor above. Additional integrated appliances include a fridge/freezer and an eye level microwave oven. 2 sash and case windows to the rear. Abundance of cupboards provide shelving/storage and housing for the GCH combi boiler. Radiator. Vinyl flooring.

## MASTER BEDROOM

25'1" x 18'8" (7.65m x 5.70m)

Incredibly spacious and bright double bedroom with sash and case bay window to the side. Feature fireplace with electric fire, marble effect hearth with timber mantle and surround. 2 radiators. Carpeted. Doorway provides access to the en-suite shower room. Adequate space for a 4-poster bed and complementary furniture.

## EN-SUITE SHOWER ROOM

6'7" x 5'10" (2.03m x 1.78m )

Luxury 3-piece suite comprising; WC, wash hand basin and shower enclosure with thermostatic control and pivot door. Coving. Partially tiled. Vertical towel radiator. Carpeted.

## BEDROOM 2

24'7" x 14'10" (7.51m x 4.54m)

Additional double bedroom with sash and case bay window to the front with views over the gardens. Cornicing. Decorative wall mouldings. 2 radiators. Carpeted.

## BATHROOM

6'7" x 5'10" (2.01m x 1.79m )

3-piece suite comprising: WC, wash hand basin and bath with combination taps/shower spray. Coving. Partially tiled. Vertical towel radiator. Carpeted.

## GARDENS

You will instantly fall in love with the beautifully landscaped garden grounds. Set within over an acre of land are extensive

lawns, mature trees, many established flower borders with an array of flowers and shrubs and to top it off a walled orchard with fruit trees for the residents of Orchard Grove to enjoy. With so much space available there are a multitude of tranquil spots to relax and enjoy the sun throughout the whole day.

## AGENTS NOTES

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

A factor fee is required of all property owners for garden and building maintenance, please contact us for further detail.

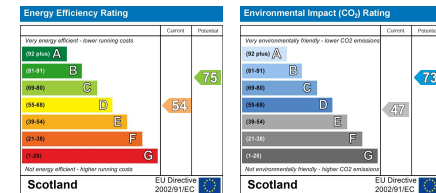






**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.