



Wincross, East Links, Leven, KY8 4JL

Offers Over £400,000



RARELY AVAILABLE 4 Bedroom 2 Reception Semi Detached Villa in a **PRIMELOCATION**, nestled between the 9th green and 16th fairway of the Leven Links Golf course, with **UNINTERRUPTED VIEWS** towards the Fife Coastal Path, Beach and Firth of Forth. With easy access to a great variety of local amenities including the primary schools, shops, cafes, restaurants and leisure facilities appealing to a family. Accommodation: Vestibule, hall, sitting room, dining room, kitchen, master bedroom with ensuite shower room, 3 further double bedrooms and a 4-piece bathroom. DG. GCH. Landscaped gardens. Driveway and **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 half 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 via a UPVC door with opaque double-glazed window leading into a spacious vestibule and on to a spacious reception hall. Carpeted staircase with timber balustrade leads to the upper landing. Under stair cupboard provides storage and access to a cellar area under the floor. Cornicing. Radiator. Carpeted.

SITTING ROOM

18'5" x 13'3" (5.62m x 4.06m)

Spacious and bright sitting room with double-glazed bay window to the front with stunning sea views across the Firth of Forth towards Berwick Law and Edinburgh area. Feature fireplace with gas fire set in a marble and timber surround with a marble hearth. Alcove provides display/shelving/storage space. Ornate cornicing. 2 radiators. Carpeted.

DINING ROOM

12'5" x 10'10" (3.79m x 3.32m)

Good sized dining room with 2 double-glazed windows to the rear. Fitted wardrobe provides hanging/storage space. Fitted furniture provides a concealed utility space with provision for power and plumbing. Walk-in pantry provides ample shelving/storage space and housing for the gas central heating condensing boiler. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

14'3" x 8'1" (4.36m x 2.47m)

Contemporary fitted kitchen comprises: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include electric hob, extractor fan, and eye level oven. Cupboard provides additional shelving/storage space. Opaque double-glazed window to the side. Vertical radiator. Tiled flooring. Patio doors give access to the rear garden and a UPVC door leads to the driveway.

MASTER BEDROOM

11'2" x 10'9" (3.41m x 3.30m)

Ground floor double bedroom with double-glazed window to the rear overlooking the courtyard. Fixed wardrobes provide hanging/storage space. Cornicing. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'0" x 4'8" (1.85m x 1.43m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and shower enclosure with folding door and thermostatic control shower. Partially tiled. Carpeted.

UPPER LANDING

Skylight provides ample natural light. Cupboard provides shelving/storage space. Hatch provides access to the partially floored roof space accessed via a fixed metal ladder. Carpeted.

BATHROOM

11'6" x 7'0" (3.53m x 2.14m)

Beautiful 4-piece suite comprises: W.C, wash hand basin, bath and shower enclosure with pivot screen and thermostatic control shower. 2 opaque double-glazed windows to the rear. Partially tiled. Vertical radiator. Laminate flooring.

BEDROOM 2

14'5" x 12'5" (4.41m x 3.80m)

Double bedroom with 2 double-glazed windows to the rear with a view across the Leven Links Golf course. Fixed wardrobes provide an abundance of hanging/shelving/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 3

18'6" x 12'4" (5.66m x 3.78m)

Additional double bedroom with double-glazed bay window to

the front with stunning views of the Leven Links Golf course, across to the Firth of Forth and Berwick law. Fireplace with electric fire set in a tiled/timber surround. Fitted wardrobe provides hanging/shelving/storage space. Alcove provides display/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 4

11'5" x 11'1" (3.48m x 3.40m)

Further double bedroom with 2 double-glazed windows to the front with stunning views of the Leven Links Golf course, across to the Firth of Forth. Fitted wardrobe provides hanging/shelving/storage space. Cornicing. Radiator. Carpeted.

GARDEN

To the front of the property is a low maintenance landscaped garden laid with gravel and borders containing established plants and shrubs. To the side of the property is a shared driveway providing access to the garage. The split-level rear garden is paved and enclosed within a stone walled surround with a metal gate providing access from the driveway. A timber pergola provides a beautiful, sheltered spot ideal for garden furniture, to relax and enjoy recreation time in the sun. The garden has a vast array of established plants, shrubs, and trees providing colourful blooms throughout the year with 2 water features providing additional elements to enjoy. A gravel patio next to the kitchen provides an additional outdoor recreation space with ample space for garden furniture.

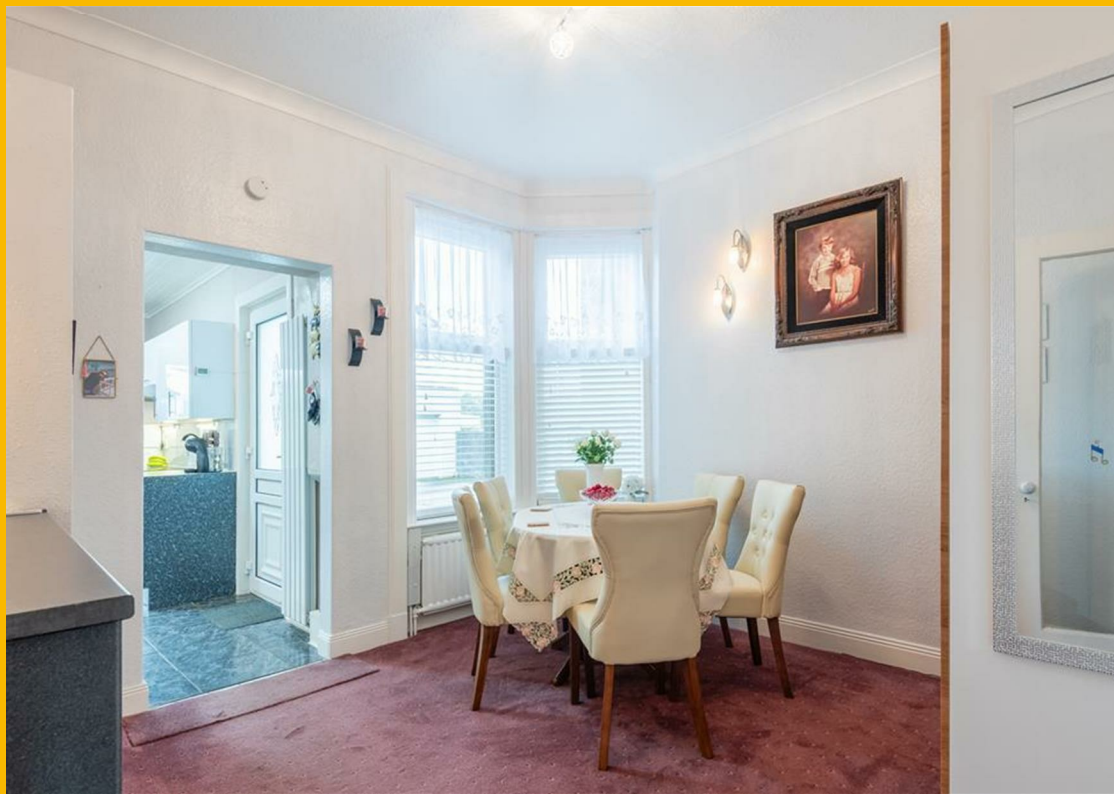
GARAGE

17'9" x 9'10" (5.42m x 3.02m)

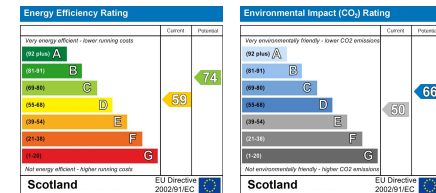
Spacious garage accessed via a metal up and over door providing secure parking. Additional space for storage with a fixed workbench. Provision for light, power, and plumbing. Concrete flooring.

AGENTS NOTES

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







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.