

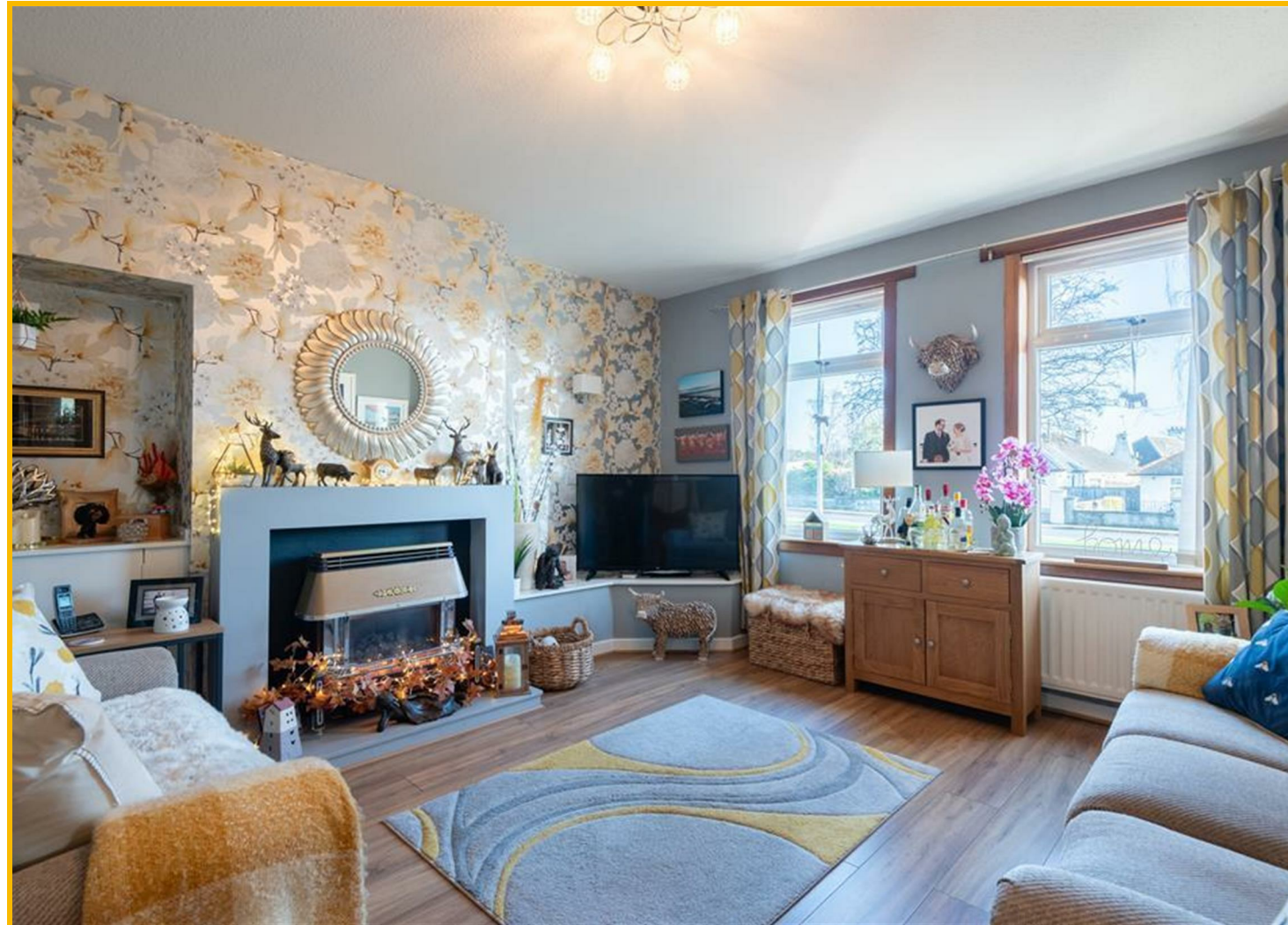


1 Coronation Crescent, Leven, KY8 4BJ

Offers Over £150,000



Beautiful 3 Bedroom 2 Reception Semi-Detached Villa READY TO MOVE IN within EASY WALKING DISTANCE to the town centre, retail park, Beach, Golf Courses and Train Station due June 2024 providing EXCELLENT COMMUTER LINKS with Edinburgh. Ideal family home. Accommodation: Hall, living room, breakfasting kitchen, conservatory, 3 double bedrooms, W.C and a shower room. DG. GCH. Gardens. Timber Summerhouse. DRIVEWAY. 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 (Spring 2024) or bus.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via UPVC door with opaque double-glazed inlet leading into the spacious lower hallway. Carpeted stairway with 2 double-glazed windows leads to the upper landing. 2 cupboards provide hanging/storage space. Laminate flooring. Radiator.

LIVING ROOM

14'4" x 13'8" (4.38m x 4.17m)

Bright living room with 2 double-glazed windows to the front. Feature fire with gas back boiler set in a contemporary surround. Alcove provides display/storage space with a cupboard below. 2 radiators. Laminate flooring. Glazed timber door leads to the breakfasting kitchen.

BREAKFASTING KITCHEN

13'9" x 8'7" (4.20m x 2.63m)

Fitted breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, chimney style extractor fan above and oven below. Space for

freestanding appliances and dining furniture. Double-glazed window to the rear. Radiator. Tiled flooring. Doorway to the conservatory.

CONSERVATORY

10'5" x 9'10" (3.20m x 3.00m)

Bright conservatory with double-glazed wrap around windows overlooking the garden. Laminate flooring. UPVC patio doors provide access to the raised timber decking and rear garden.

SHOWER ROOM

6'2" x 5'5" (1.90m x 1.67m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled/wet walled. Radiator. Laminate flooring.

UPPER LANDING

Hatch with folding timber ladder provides access to the attic. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 1

13'8" x 11'3" (4.17m x 3.43m)

Spacious double bedroom with double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

12'1" x 10'7" (3.70m x 3.23m)

Additional double bedroom with double-glazed window to the rear. Wardrobe provides shelving/hanging/storage space. Cupboard houses the hot water tank. Radiator. Laminate flooring.

BEDROOM 3

9'11" x 7'10" (3.03m x 2.40m)

Further double bedroom currently utilised as a home office with double-glazed window to the rear. Radiator. Laminate flooring.

W.C

4'6" x 3'3" (1.39m x 1.01m)

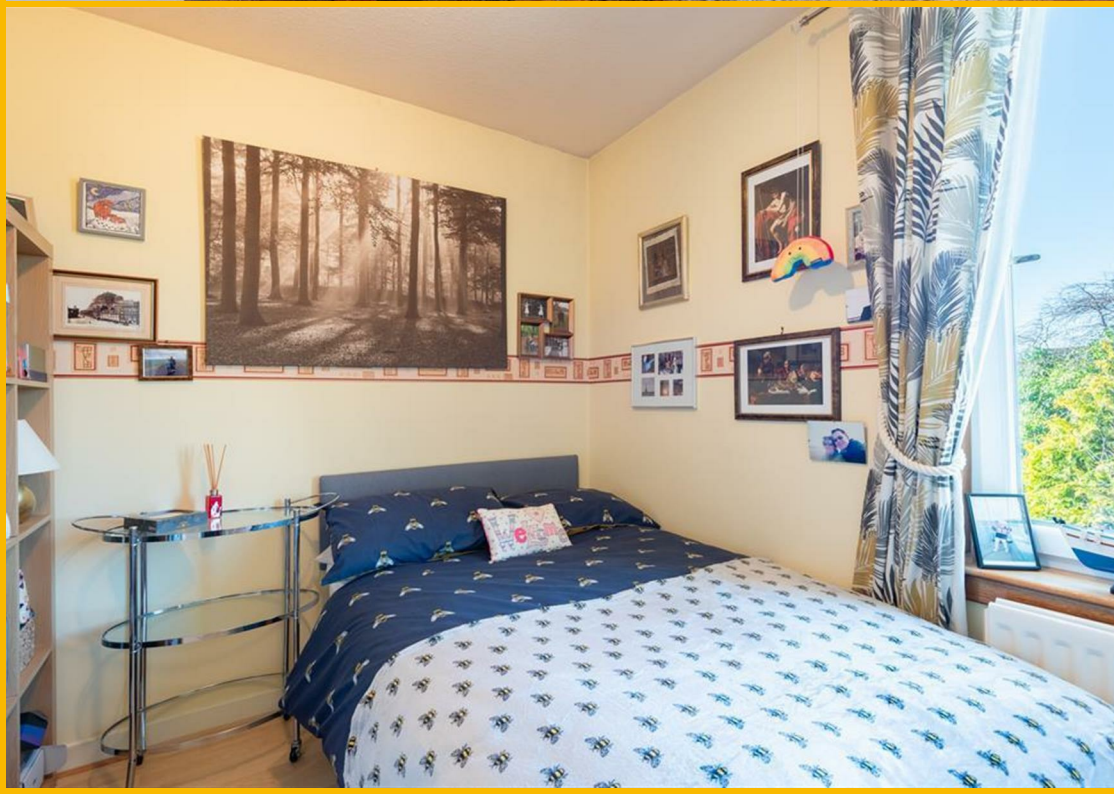
2-piece suite comprising: W.C and wash hand basin. Radiator. Laminate flooring.

GARDEN

To the front of the property is a low maintenance garden with borders containing plants and shrubs with a paved driveway providing off street parking. A paved path leads to the side entrance and rear garden via a timber gate. The rear garden is enclosed within a timber fence and walled surround. A raised timber deck provides an ideal spot for garden furniture to relax and enjoy recreation time in the sun, with a timber summer house providing a further sheltered outdoor seating area. 2 Timber sheds provide storage space.

AGENTS NOTES

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

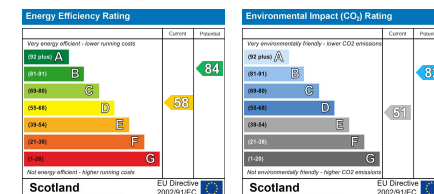
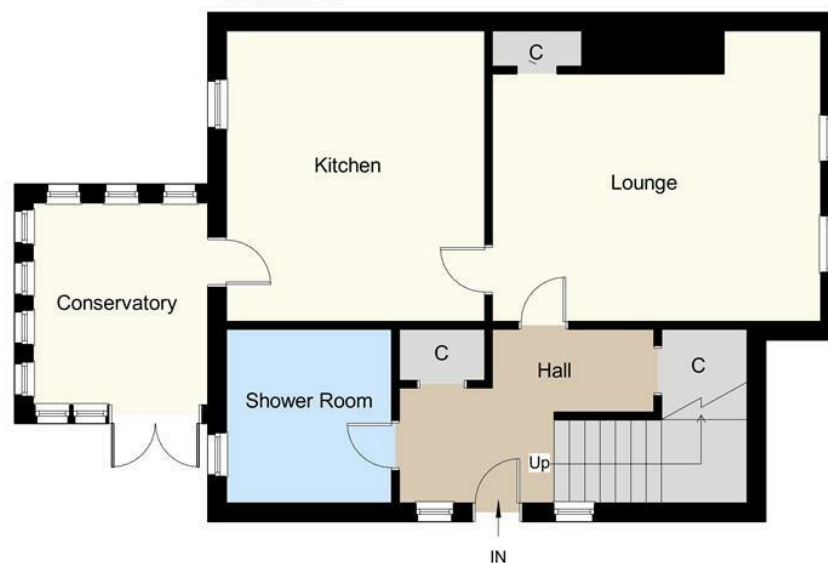




First Floor



Ground Floor



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.