

97 Law View

LEVEN, FIFE, KY8 5FR



Wonderful five-bedroom executive family home



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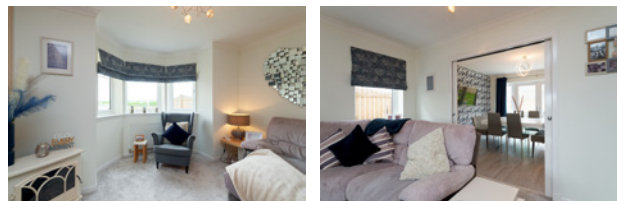


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97 Law View is a beautiful and very adaptable five-bedroom, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

THE LOUNGE



In more detail, the accommodation consists of a welcoming hallway with a cloakroom and WC. The immediately impressive and bright family lounge has space for a range of furniture configurations and a window to the front, which floods the room with natural light. The feature is the bespoke fire with surround. From the hall, access is gained into the snug or TV room, which is currently being used as a fifth bedroom.

BEDROOM 5



THE KITCHEN/DINER



The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall-mounted units with a striking worktop and floating island, providing a fashionable and efficient workspace. It further benefits from two integrated ovens, a hob, an extractor hood, an integrated full-size larger fridge, a full-size larger freezer and a dishwasher. The dining/breakfasting area has space for a further dining table or a comfy sofa. In the utility room, there is also a washing machine. A large shower room completes the accommodation on the ground floor.

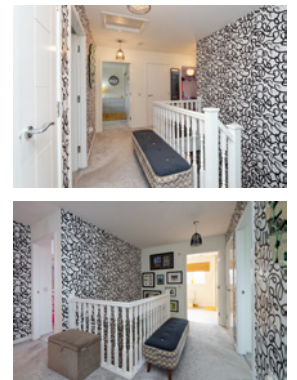


THE SHOWER ROOM

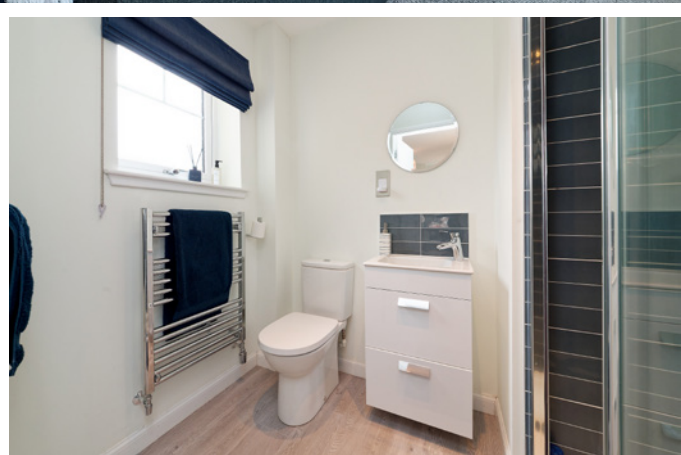


The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite shower room. The second and third bedrooms have fitted wardrobes and also benefit from their own Jack and Jill en-suite shower room. The remaining bedroom also has ample space for additional furniture. The contemporary, four-piece family bathroom suite completes this floor.

Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating and double glazing.



BEDROOM 1



BEDROOM 2 & JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4



THE BATHROOM

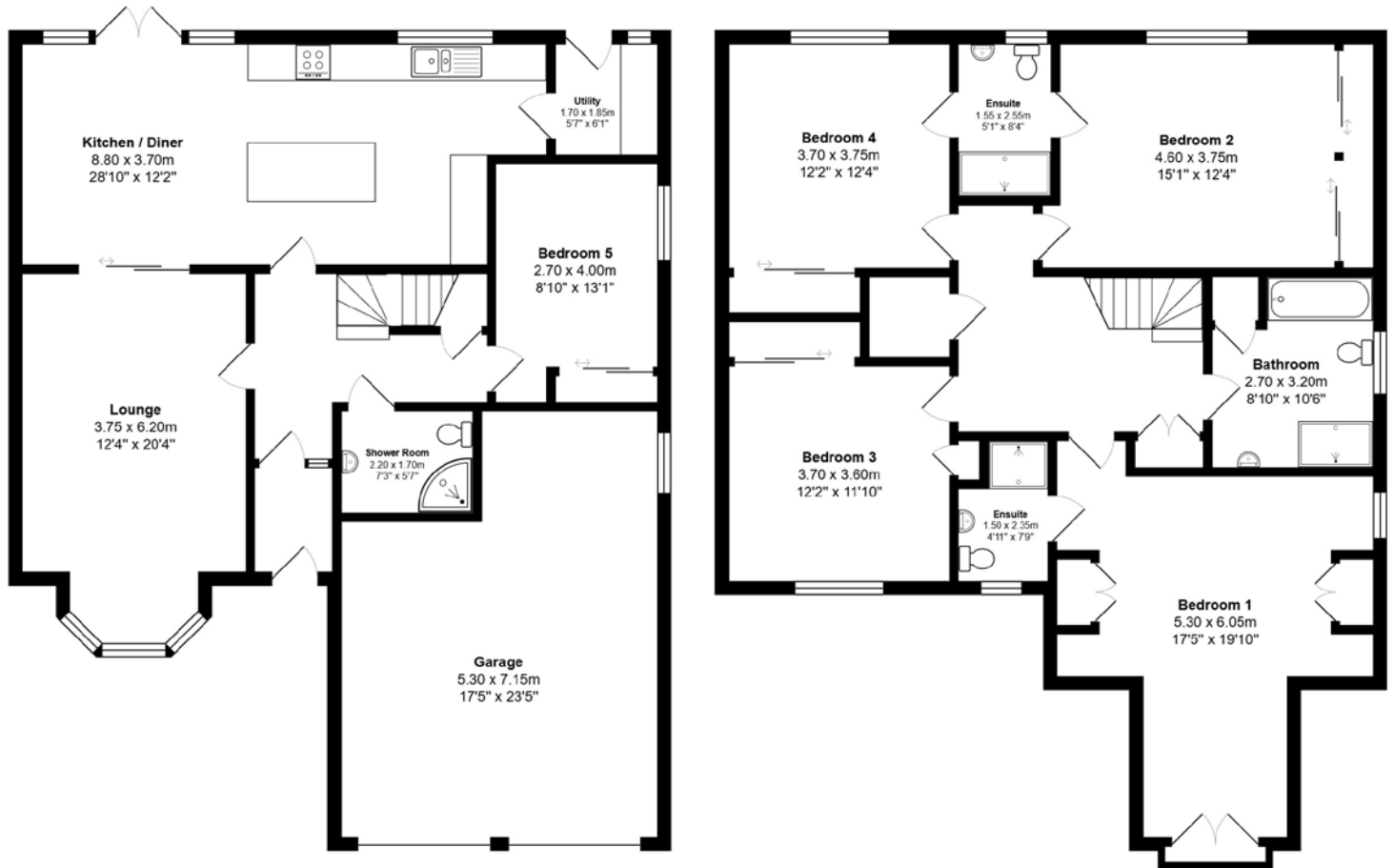


Externally, there is a driveway with space for three/four vehicles and access to the double garage, which could easily be converted into additional living accommodation, subject to obtaining the necessary consent. The front garden is easy to maintain with grass for low maintenance, while the rear garden is a place where you and your family can thrive and benefit from thoughtful landscaping and design.

EXTERNALS

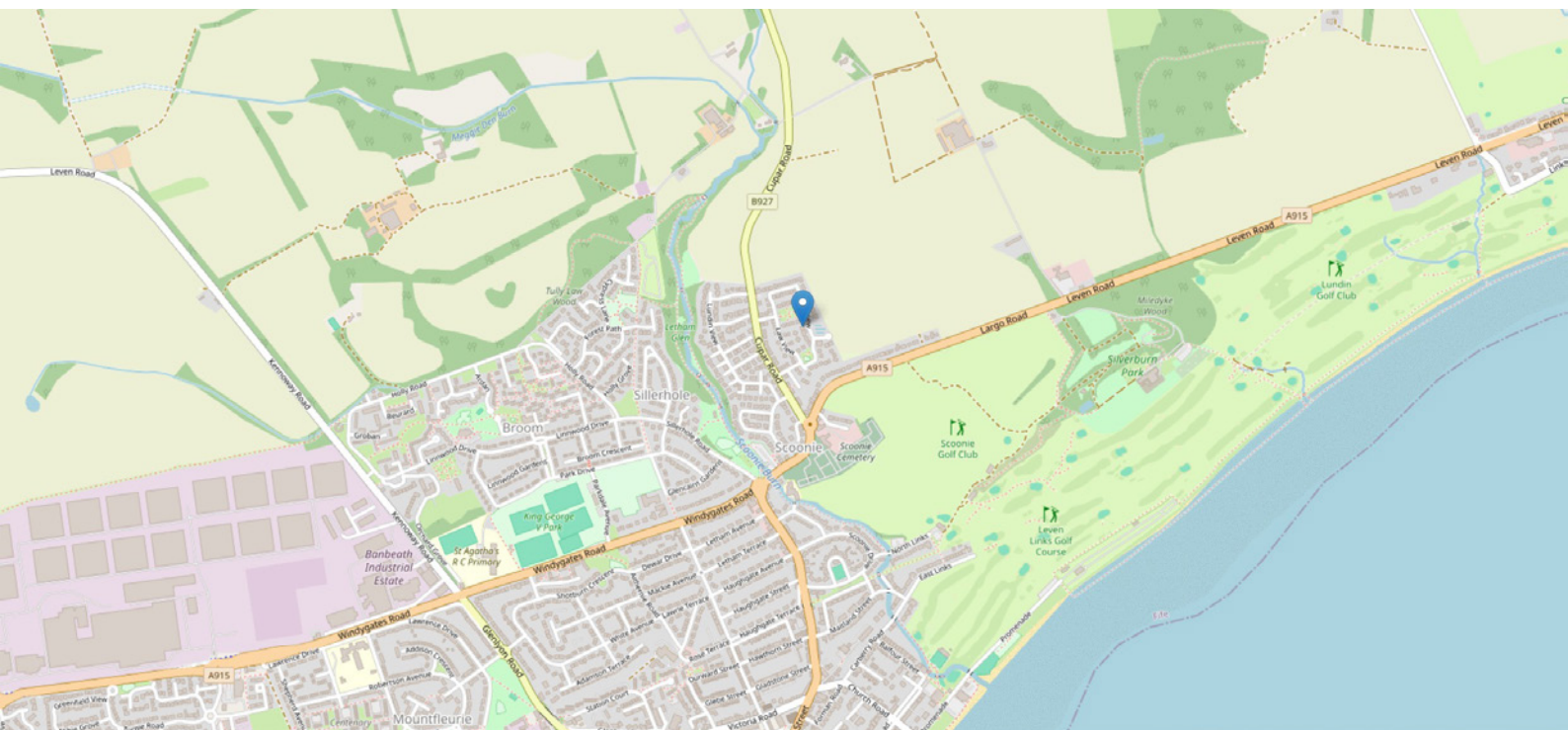


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 191m² | EPC Rating: B



THE LOCATION

Located between the picturesque fishing villages of the East Neuk and the main towns of Kirkcaldy and Glenrothes, Leven is a thriving yet unassuming seaside town. Good shopping facilities and a busy pedestrianised thoroughfare provide interest, with many award-winning and independent local retailers adding to the appeal. These are well served by parking facilities which are within an easy walking distance of the town centre. The town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers. It also has a large number of restaurants and cafes.





It remains a popular holiday destination with a pleasant promenade and beach. The coast and the long sandy beaches, forming part of the Fife Coastal Path, are the main visitor draw, along with the beautiful walks that can be found on nearby estates. Golf is another major draw with two courses at Scoonie and Leven Links and another within easy walking distance at Lundin Links. Leven Links has been used as a qualifying course for the Open Championship when it is held at St Andrews.

For families, Levenmouth Leisure Centre at the start of the promenade is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. The town also boasts its own popular three-hundred-and-seventy-four-seat, community-run cinema.



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