

# first for homes

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Contact Allan England's Team

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Cypress Lane, Leven  
**Offers over £307,000**

 *Premium Property*



# Cypress Lane, Leven



Discover This Magnificent Bright & Spacious Extended 4 Bedroom Detached Villa in the Sought After Location of Leven.

Allan England's award winning team at first for homes are proud to welcome to the market this wonderful premium property, an extended 4 Bedroom Detached Family Villa situated within the highly sought after area of Leven. The property offers generous and versatile living accommodation. comprising on the ground floor level: entrance hall, inviting lounge, newly installed kitchen with island boasting integrated appliances and space for dining table and chairs installed in September 2022. Sunroom/extension providing a relaxing family room providing that 2nd public room space. Separate cloaks/WC. Upper level offering master bedroom with walk-in wardrobes and en-suite bathroom, 3 further generously sized bedrooms and 4-piece family bathroom.

Externally, a generous driveway which will accommodate 2/3 cars and single garage with up-and-over electric door. Beautifully landscaped gardens to the front and rear. The property is complete with 14 solar panels with feed in tariff and electric car charging port. This home is a place where memories will be made. Viewing is essential to fully appreciate this charming home offering space and luxury living. Don't miss out!

HOME REPORT - £325,000

EPC - C

COUNCIL TAX BAND - F

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The coastal town of Leven is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 7 miles East of Glenrothes and Kirkcaldy. Leven provides schooling and recreational facilities such as a Magnificent Bright & Spacious Extended 4 Bedroom Detached Villa boasts 2 golf courses – Scoonie and Leven Links Champion Course. There are also several other good golf courses in the surrounding area notably Lundin Links. The Leven & Sunnyside 155 links the Town to Kirkcaldy which in turn links with the A92 to Dunfermline and Edinburgh (35 miles approximately to Edinburgh). Benefiting from local bus services and rail station.

- 4 Spacious Bedrooms - Master En-suite
- Family Bathroom & Separate Cloaks/WC
- 2/3 Car Driveway, Single Garage & Beautifully Landscaped Gardens
- EPC C
- COUNCIL TAX F
- HOME REPORT VALUE £325,000







SITUATION – Leven  
ENTRANCE VESTIBULE  
ENTRANCE HALLWAY

LOUNGE  
18'2" x 12'1" (approx) (5.54m x 3.70m (approx))

OPEN PLAN KITCHEN/DINER  
26'10" x 11'5" (approx) (8.20m x 3.48m (approx))

2ND LOUNGE/SUNROOM EXTENTION  
14'0" x 10'0" (approx) (4.28m x 3.05m (approx))

WC/CLOAKS

STAIRS TO UPPER LEVEL

MASTER BEDROOM 1  
13'1" x 12'2" (approx) (4.00m x 3.71m (approx))

MASTER EN-SUITE  
7'11" x 5'2" (approx) (2.42m x 1.60m (approx))

BEDROOM 2  
11'10" x 9'4" (approx) (3.61m x 2.87m (approx))

BEDROOM 3  
12'1" x 8'10" (approx) (3.69m x 2.70m (approx))

BEDROOM 4  
12'0" x 8'9" (approx) (3.66m x 2.68m (approx))

4-PIECE FAMILY BATHROOM  
8'0" x 7'8" (approx at widest point) (2.44m x 2.35m (approx at widest point))

SINGLE GARAGE  
19'3" x 9'4" (approx at widest point) (5.88m x 2.85m (approx at widest point))

3 CAR DRIVEWAY

FRONT, SIDE & REAR GARDENS

INFORMATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200104)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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**first for trust**



**first for service**



**first for aftercare**