Contact Allan England's Team 01592 752 944



Cypress Lane, Leven
Offers over £307,000



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 m Magni five nt Biright & Spainions Extended by Bedroom Detaphed With boasts 2 golf courses - Scoonie and Leven Links Champion Course. There are also Sought After Location of Leven several other good golf courses in the surrounding area notably Lundin Lishasci Blise Louth ger &ils Thro any 55 links the Town to Kirkcaldy which in turn links with the Agacto Dunformline 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



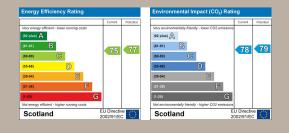












Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1200104)



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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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