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Contact Allan England's Team

01592 752 944



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**FOR
SALE**

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Law View, Leven
Offers over £299,995

 *Premium Property*

Law View, Leven



Stunning 4-Bed Detached Family Villa With Lovely Views To The Rear!
Built By Campion Homes in 2020 This "Hibiscus" Style Home Is A Must View Property!

Allan England's award winning team at first for homes are proud to welcome to the market this Beautiful 4-Bed Detached Villa situated within a desirable area of Leven. The property offers bright and spacious, versatile family living accommodation comprising on the ground floor level: welcoming entrance hall, bright family lounge, open-plan breakfasting kitchen/dining room with double patio doors to rear, utility room with access to integral singe garage, cloaks/WC. The upper level offers access to master bedroom with en-suite shower room, 3 further bedrooms, office and family bathroom with 4-piece suite. Externally, there boasts a 3-4 car driveway (with space to extend further to the side) leading to the single integral garage. Lovely landscaped gardens front and rear. Solar panels. Car charging point. Early viewing is highly recommend to ensure you don't miss out on this fantastic family home.

HOME REPORT VALUE £315,000
EPC RATING - C
COUNCIL TAX BAND - E

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SITUATION - 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 modern swimming pool, cinema and an abundance of shops. Leven 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, Elie and Crail. The A955 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.

• Stunning Versatile Family Home
• 4-Bed Detached Villa
(35 miles approximately to Edinburgh). Benefiting from local bus services and rail station.
• 3-4 Car Driveway & Integral Garage

- Desirable Area In Leven
- Landscaped Gardens Front & Rear
- Solar Panels & Car Charging Point
- Lovely Views To The Rear
- HOME REPORT VALUE £315,000
- EPC RATING- C
- COUNCIL TAX BAND- E





SITUATION – Leven
ENTRANCE HALL
FAMILY LOUNGE
16'2" x 12'11" approx. (4.94m x 3.94m approx.)
OPEN-PLAN KITCHEN / DINER
20'2" x 10'2" approx. (6.16m x 3.12m approx.)
UTILITY ROOM
CLOAKS / WC
INTEGRAL SINGLE GARAGE
17'11" x 9'8" approx. (5.47m x 2.96m approx.)
UPPER LEVEL
MASTER BEDROOM
12'10" x 11'3" approx. (3.92m x 3.44m approx.)
MASTER EN-SUITE SHOWER ROOM
5'9" x 4'7" approx. (1.77m x 1.41m approx.)
BEDROOM 2
10'11" x 9'9" approx. (3.35m x 2.98m approx.)
BEDROOM 3
10'2" x 10'2" approx. (3.11m x 3.10m approx.)
BEDROOM 4
11'8" x 8'6" approx. (3.56m x 2.60m approx.)
OFFICE 7'0" x 4'11" approx. (2.15m x 1.52m approx.)
FAMILY BATHROOM
7'10" x 6'4" approx. (2.40m x 1.95m approx.)
3-4 CAR DRIVEWAY
GARDEN GROUNDS
SOLAR PANELS
CAR CHARGING POINT
INFORMATION



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	84	84
(69-80) C	78	78	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



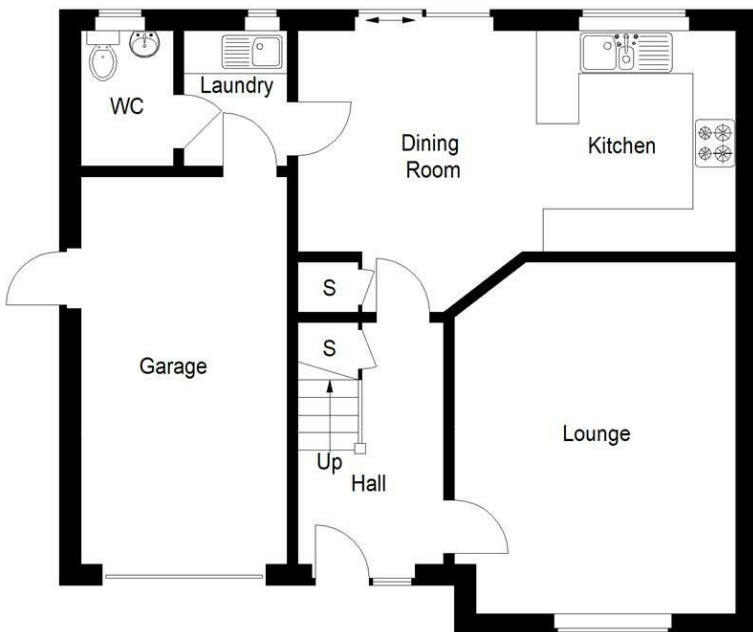
Information

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.

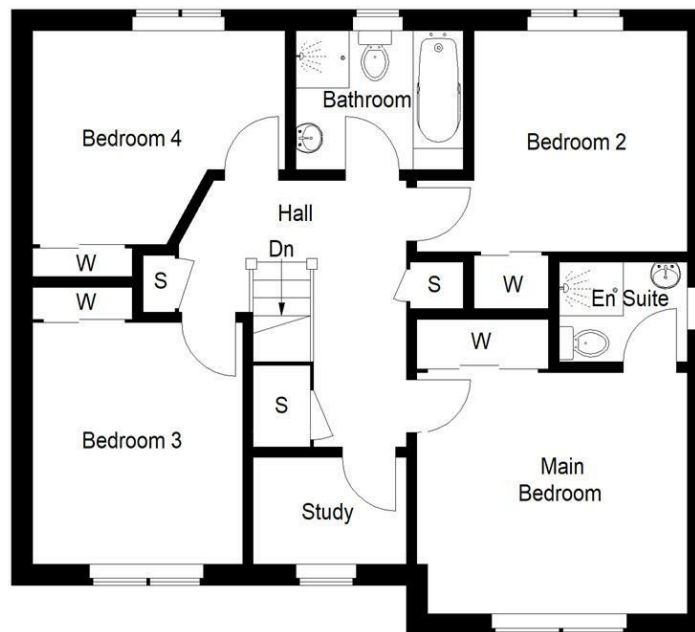
FREE Valuation

Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



Ground Floor



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1240942)



first for trust



first for service



first for aftercare