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Law View, Leven
Offers over £475,000

 *Premium Property*

Law View, Leven



WOW! An Impressive 5-Bed Detached Family Villa with Luxurious Upgrades, Double Garage & Urban Pod and separate family outdoor BBQ/Kitchen area – Set Within a Highly Sought-After Development in Leven!

Allan England's award-winning team at first for homes are proud to welcome to the market this stunning 5-bed Detached Villa built by Campion Homes in the "Azalea" style Built in 2021. Size approx 196sqm (excluding garage). This prestigious home offers bright and spacious family living accommodation with an abundance of luxurious upgrades comprising on the ground floor: entrance vestibule, welcoming entrance hall, bright and spacious family lounge with bay window formation, open-plan breakfasting kitchen & dining room/family area, practical utility room, bedroom 5 currently used as a home office, a stylish shower room and integral double garage with up-and-over doors, power and lighting complete the ground level. The upper level offers master bedroom with patio doors to Juliet-style glass balcony and en-suite shower room. Bedroom 2 and 3 both accessing a Jack-and-Jill en-suite shower room. Bedroom 4 and family bathroom. All bedrooms have built in wardrobes with plenty of additional storage throughout the property. There are generous garden grounds offering fantastic external family living/entertaining with a spacious urban pod with thermostatic heating and log burner with additional covered external seating area and hot tub, there is also a separate kitchen with lighting and power, both built in January 2022. To the front of the property there is a 3 car driveway leading to the double integral garage.

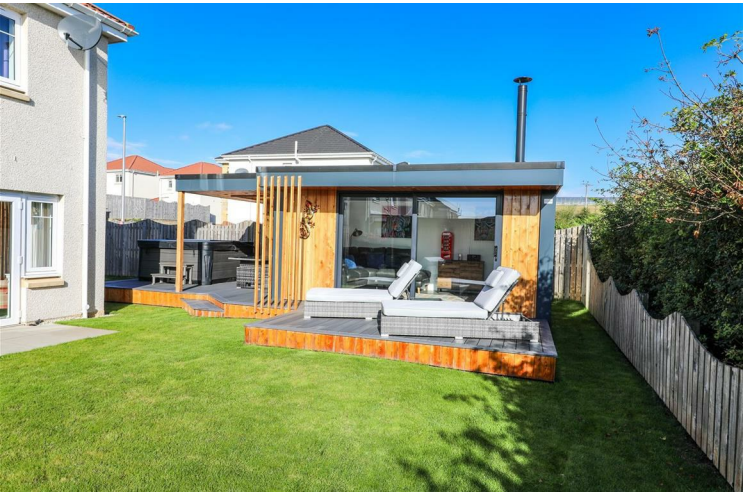
The property is situated overlooking the open green area to the front and the strawberry fields to the rear.

This outstanding property combines elegance, comfort, and versatility, making it an ideal family home. Early viewing is essential to fully appreciate everything it has to offer.

HOME REPORT VALUE £500,000
EPC RATING B
COUNCIL TAX BAND E

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.





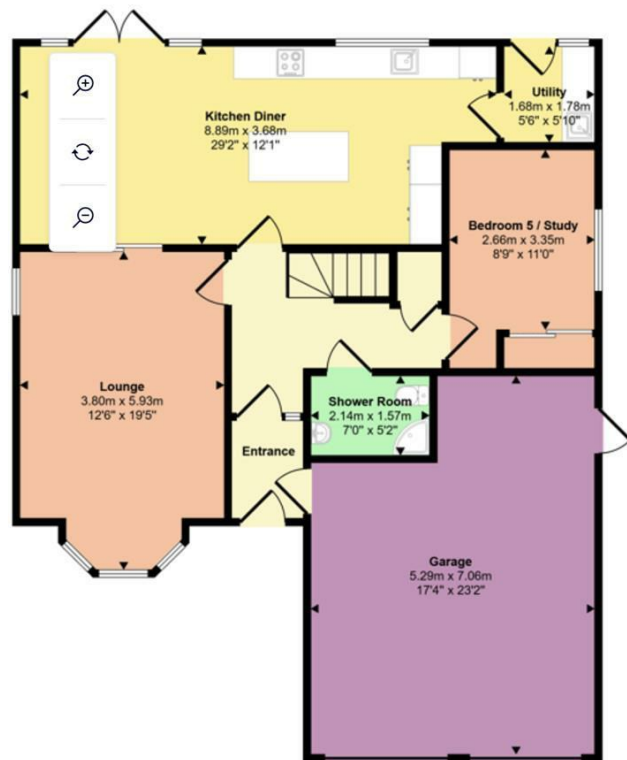
SITUATION – Leven	
ENTRANCE VESTIBULE	
ENTRANCE HALLWAY	
FAMILY LOUNGE	19'8" x 12'5" approx. (6m x 3.80m approx.)
BREAKFASTING KITCHEN / DINING ROOM	29'1" x 12'9" approx. (8.87m x 3.90m approx.)
UTILITY ROOM	5'10" x 5'5" approx. (1.80m x 1.67m approx.)
BEDROOM 5	10'11" x 8'10" approx. (3.34m x 2.71m approx.)
SHOWER ROOM	7'1" x 5'2" approx. (2.18m x 1.58m approx.)
INTEGRAL DOUBLE GARAGE	23'2" x 17'4" approx. (7.08m x 5.30m approx.)
UPPER LEVEL	
MASTER BEDROOM	19'5" x 16'10" approx. (5.92m x 5.15m approx.)
EN-SUITE SHOWER ROOM	7'7" x 4'11" approx. (2.32m x 1.52m approx.)
BEDROOM 2	14'11" x 12'3" approx. (4.57m x 3.74m approx.)
BEDROOM 3	12'3" x 12'0" approx. (3.74m x 3.68m approx.)
JACK & JILL EN-SUITE SHOWER ROOM	8'3" x 4'11" approx. (2.52m x 1.50m approx.)
BEDROOM 4	12'0" x 11'8" approx. (3.66m x 3.56m approx.)
FAMILY BATHROOM	10'7" x 8'11" approx. (3.24m x 2.74m approx.)
GARDEN GROUNDS	
Urban Pod/Kitchen/Garden Room (Built Jan 2022)	
14'9" x 9'10" approx. (4.50m x 3m approx.)	
SEATING AREA WITH HOT TUB & CANOPY	
ADDITIONAL SEATING AREA WITH BBQ / COOKING AREA	
21'3" x 6'10" approx. (6.50m x 2.10m approx.)	
3-CAR MONOBLOCKED DRIVEWAY	
VISITOR STREET PARKING	
INFORMATION	



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current: 83, Potential: 86	Very environmentally friendly - lower CO ₂ emissions	Current: 82, Potential: 82
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



Approx Gross Internal Area
242 sq m / 2602 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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