

first for homes

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Contact Allan England's Team

01592 752 944



Rowan Lane, Leven

Offers over £187,000

Rowan Lane, Leven

Lovely Bright & Spacious 3-Bed Semi-Detached Family Villa With 2 Car Driveway!

Allan England's award winning team at first for homes are proud to welcome to the market this 3-bed Semi Detached Villa situated within a desirable area of Leven. The property offers generous family living accommodation comprising on the ground floor level: entrance hall, family lounge, open-plan kitchen/diner with patio doors to rear garden and cloaks/WC. The upper level offers master bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Externally, there is a front garden with driveway to the side providing off-street parking for 2 cars and landscaped rear garden with patio area and bar/office garden room with power and lighting. Early viewing is essential to ensure you don't miss out!

HOME REPORT VALUE £195,000

EPC RATING C

COUNCIL TAX BAND D

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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 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 HALL

FAMILY LOUNGE

16'5" x 13'6" approx. (5.02m x 4.14m approx.)

OPEN-PLAN KITCHEN / DINER

17'0" x 9'4" approx. (5.20m x 2.87m approx.)

CLOAKS / WC

UPPER LEVEL

BEDROOM 1

11'1" x 9'7" approx. (3.40m x 2.94m approx.)

EN-SUITE

6'6" x 5'3" approx. (2m x 1.61m approx.)

BEDROOM 2

12'8" x 9'0" approx. (3.88m x 2.75m approx.)

BEDROOM 3

9'6" x 7'8" approx. (2.90m x 2.34m approx.)

FAMILY BATHROOM

6'11" x 6'1" approx. (2.12m x 1.87m approx.)

DRIVEWAY FOR 2 CARS

GARDEN GROUNDS

BAR / OFFICE GARDEN ROOM

INFORMATION

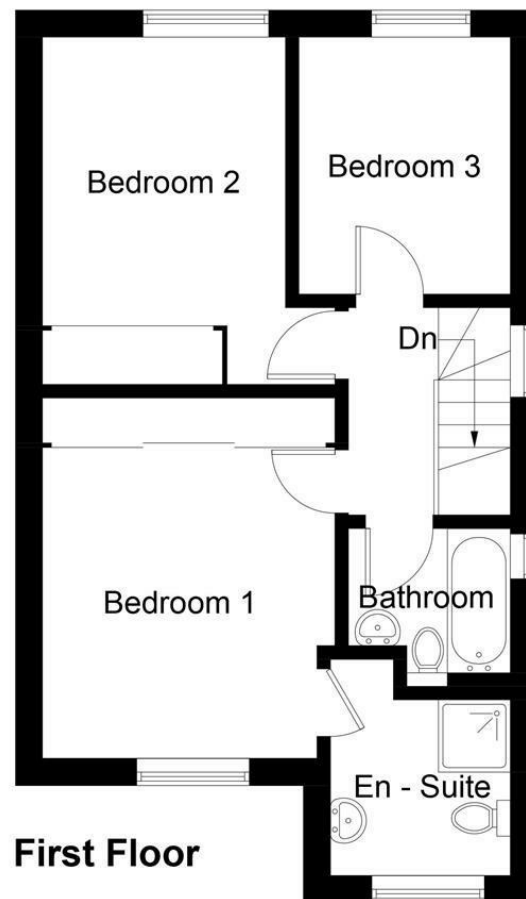


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255051)

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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