



LEVEN | FIXED PRICE £79,995  
07809 330678  
[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)





## LEVEN

£79,995

Nestled within the picturesque Letham Fues caravan park in Leven, this charming park home offers a delightful retreat with stunning views across the sea. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining; two well appointed bedrooms and significant storage space, it is perfect for families or those seeking a peaceful getaway. This position on the site is categorised as 'residential' which offers a quiet retreat with residence rights - this means the buyers can live there permanently,

The home features two bathrooms, ensuring convenience for residents and guests alike. The beautiful location of this property allows for a tranquil lifestyle, with the added benefit of being just a ten-minute drive from the beach. Imagine enjoying leisurely strolls along the shore or indulging in seaside activities, all within easy reach.

The superb outlook across the sea enhances the appeal of this home, making it an ideal choice for those who appreciate natural beauty and a serene environment. Whether you are looking for a permanent residence or a holiday retreat, this property offers a unique opportunity to embrace coastal living in a delightful setting. Don't miss the chance to make this charming park home your own in one of the best locations on the site.

### Garden and grounds

Double monobloc driveway to park two vehicles. All grounds are maintained by the site.

### Kitchen

The open-plan kitchen is thoughtfully equipped with modern conveniences, including a washing machine, large fridge-freezer, microwave, and sink, gas hob, electric oven. A dining table comfortably seats four, making it an ideal space for everyday living and entertaining.

### Lounge area

The open-plan lounge offers a bright and welcoming space, with patio doors framing an extended sea view. Comfortable and serene, it's ideal for relaxing or entertaining. One of the sofas opens up to form a double bed - helpful when you have extra visitors. Central heating radiators are in place for your comfort together with additional electric radiators - not that you're likely to need the electric ones but are rather there for your convenience.

### Bedrooms

The master bedroom is truly stunning, featuring ambient lighting that creates a warm and relaxing atmosphere. It benefits from a private walk-in shower room with WC, while a spacious walk-in wardrobe in the opposite corner adds a touch of luxury and convenience.

A further bedroom exists to accommodate either two single beds or one double bed. This space is currently utilising wardrobe and storage units.

### Key Features

- Prime location with unobstructed views of the Firth of Forth
- 20 mins to St Andrews, 4 minutes to Leven, 20 mins to Glenrothes and Kirkcaldy - situated on main bus route
- Large mono-block Drive (2 cars)
- Cosy and modern decor - all furniture; flooring, window coverings and appliances remain
- Super well thought-out layout
- Outside table with 4 chairs included together with two large metal storage units
- A pub is accessible on-site
- 2 reception rooms
- 2 bathrooms, one en-suite
- Residency rights at a one-off cost of £10,000 which is included in the total sale price (£90,000)
- Council tax £1399.43 per annum; site fees £2674.09 payable in two instalments (1 Mar/1 Sep)
- Large balcony with walkway on one side
- Garden grounds maintained (grass and trees)
- Super location - end of front row

### Wish to arrange a viewing?

Viewing by appointment, please call your LOCAL ESTATE AGENT, Lynda Wilson on 07809330678. In the event you may wish to discuss in advance of any viewing, please do not hesitate to reach out to Lynda who can explain the residency component in the event that you are unfamiliar with this or any other matters

### Want to get a valuation for your home?

Interested to know how much your home is worth? Contact your Estate Agent, Lynda Wilson on 07809330678.





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

To view this property call **AMAZING RESULTS!**™ on 07809 330678



Lynda Wilson  
Professional Estate Agent

0800 999 1565 (office)  
07809 330678 (mobile)

lynda@AMAZINGRESULTS.com



rightmove Zoopla

s1homes.com PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit [joinAMAZINGRESULTS.com](http://joinAMAZINGRESULTS.com)