



LETHAM FUES CARAVAN PARK LEVEN | O.I.R.O £138,000

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LETHAM FUES CARAVAN PARK

LEVEN

£138,000

Nestled within the serene Letham Fues Caravan Park in Leven, this charming lodge offers a delightful retreat with a beautiful vantage point, showcasing stunning views that will captivate any nature lover. The property features two well-appointed reception rooms, providing ample space for relaxation and entertaining.

With two comfortable bedrooms, including a master suite with an ensuite bathroom, this home is designed for both convenience and comfort. The additional bathroom ensures that guests and family members have their own space, making it ideal for those who enjoy hosting.

Positioned at the end of the row, this property boasts a private garden adorned with trees, flowers, and shrubs, creating a tranquil outdoor oasis. The garden is easily accessible, allowing you to immerse yourself in the natural beauty that surrounds you.

One of the standout features of this lodge is the all-year-round access, making it a perfect choice for those seeking a holiday retreat. Whether you are looking to unwind in a

Lounge / Dining room / kitchen

Step into a lounge that radiates warmth and sophistication — a space designed for effortless living and quiet moments of joy. Sunlight pours through elegant patio doors, opening onto a private rear garden that feels like an extension of the home itself. It's a tranquil haven where mornings begin with birdsong and evenings end in soft golden light.

The recently installed kitchen is a statement of modern style, blending sleek surfaces with thoughtful craftsmanship. Its design flows naturally into the adjoining dining area, currently transformed into a serene office space — proof of the home's versatility and charm.

Relax in the lounge and let your gaze drift toward the garden beyond, where nature and comfort meet in perfect harmony. Every detail invites you to slow down, breathe deeply, and savour the beauty of home.

Kitchen

The recently installed kitchen is a beautifully curated space, thoughtfully designed to blend style with everyday practicality. It features a full suite of integrated appliances, including a Bosch cooker, oven and extractor hood, complemented by a generous fridge-freezer, dishwasher, washing machine and microwave — all seamlessly incorporated for effortless living.

Bespoke cabinetry offers an abundance of storage, enhanced by a clever design twist that maximises space while maintaining a refined, contemporary aesthetic. Every element has been selected to create a kitchen that feels both luxurious and highly functional, making it a true centrepiece of the home.

Key features

- Countryside Location with easy access to the beach and nearby Leven
- Open outlook across the River Forth
- Space for two vehicle parking
- Lots of optional extras in the shape of outdoor furniture
- Super well thought-out layout
- Ensuite bathroom incorporates dressing room
- Generously proportioned lodge
- 2 reception rooms
- New decking
- Garden maintained by site (no need to cut grass)
- Underfloor heating in the shower room
- Model - Advent Tarragon, 38 x 20

Want to set up a viewing?

Contact Lynda on 07809330678 to arrange a viewing of this super lodge.





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

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



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