

# first for homes

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Contact Allan England's Team

01592 752 944



Oswald Place, Leven

**Offers over £72,000**

# Oswald Place, Leven

\* SOLD AS SEEN! \*

Looking For a Renovation Project? - Quirky 3/4 Bed End Terraced Family Villa In Desirable Area Of Leven

Allan England's award winning team at first for homes welcome to the market this sought-after End Terraced Family home situated within a popular area of Leven just a yard away from Leven Pool and 400 yards of the sea and high street. The property comprises entrance hall, cloaks/WC, family lounge, kitchen, 3 bedrooms (master with en-suite), box room and family bathroom. street parking. The property is in need of full renovation which has been reflected in the asking price. Early viewing is advised - don't miss out on this fantastic opportunity.

HOME REPORT VALUE £78,000

EPC RATING - D

COUNCIL TAX BAND- C

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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.

**INFORMATION** These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.

**SOLD AS SEEN**





**SITUATION – Leven**

**SOLD AS SEEN!**

**ENTRANCE HALL**

**FAMILY LOUNGE**

12'5" x 12'1" approx. (3.80m x 3.69m approx.)

**KITCHEN** 9'8" x 5'10" approx. (2.95m x 1.80m approx.)

**BEDROOM 1**

10'2" x 9'0" approx. (3.10m x 2.76m approx.)

**EN-SUITE**

**UPPER LEVEL**

**BEDROOM 2**

14'10" x 11'0" approx. (4.54m x 3.36m approx.)

**BEDROOM 3**

10'7" x 8'10" approx. (3.24m x 2.71m approx.)

**BOX ROOM**

7'2" x 6'11" approx. (2.19m x 2.12m approx. )

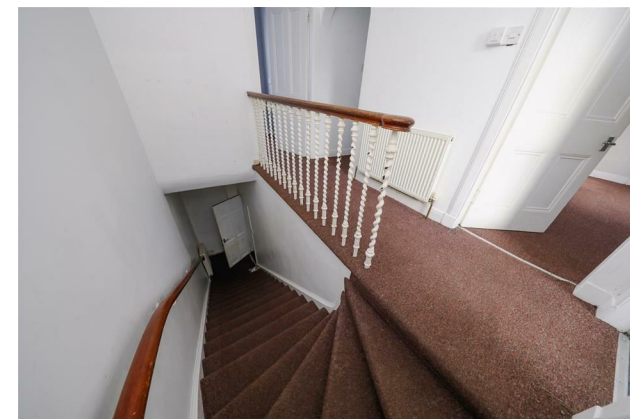
**FAMILY BATHROOM**

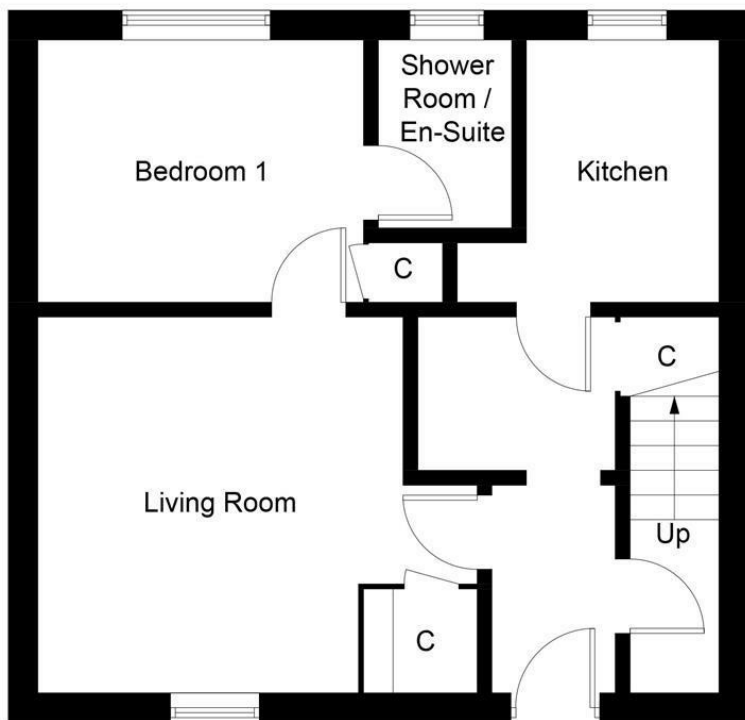
7'1" x 5'6" approx. (2.18m x 1.70m approx.)

**CLOAKS / WC**

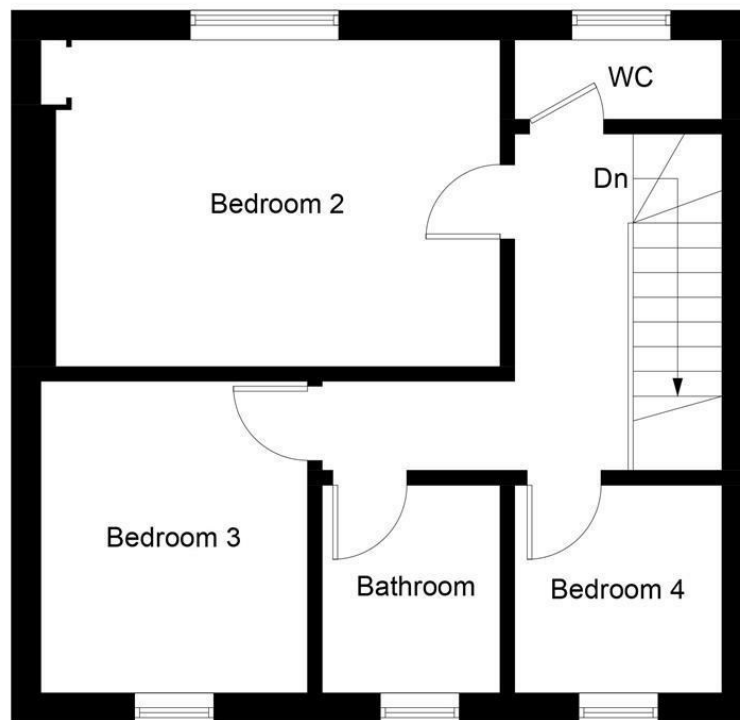
**STREET PARKING**

**INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276518)

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## FREE Valuation

### Selling Your Home?

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**first for trust**



**first for service**



**first for aftercare**

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Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)