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FOR
SALE

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Largo Road, Leven

Offers over £415,000



Premium Property

Largo Road, Leven



'FAIRVIEW' – A STUNNING EXTENDED 4 BEDROOM DETACHED FAMILY VILLA IN A PRIME COASTAL SETTING!

Allan England's award winning team at first for homes are proud to welcome to the market, "Fairview", a truly charming and beautifully extended Detached Villa, ideally positioned along one of Fife's most sought-after coastal stretches. Set behind a gated entrance with distinctive signposted approach, the property immediately impresses with its extensive driveway, detached double garage, and meticulously landscaped gardens.

A welcoming decorative porch leads into a spacious reception hall, setting the tone for the generous and versatile accommodation throughout. The ground floor offers flexible living space, including a bright bay-windowed lounge (which could serve as a 4th bedroom), stylish open-plan kitchen and dining area with patio doors opening to the rear garden, extension built in 2020 and a second public room ideal as a main lounge. A spacious utility room and convenient cloaks/WC complete the lower level.

Upstairs features 3 well-proportioned double bedrooms, including a superb master bedroom with en-suite shower room and stunning views across the golf course and beyond. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys generous private gardens, thoughtfully landscaped to create an ideal space for both relaxation and entertaining.

Located on the highly desirable North side of Largo Road, "Fairview" benefits from close proximity to some of Scotland's finest golf courses including Leven Links, Scoonie, and Lundin Links as well as beautiful beaches, woodland walks, and a wide range of local amenities. The nearby Leven train station also provides convenient connections to Edinburgh. Early viewing is essential to fully appreciate the quality, setting, and lifestyle on offer - this exceptional family home is not to be missed.

HOME REPORT VALUE £430,000

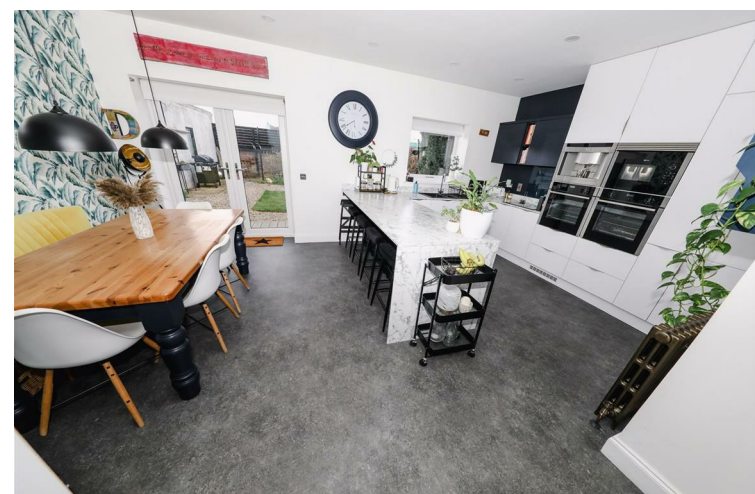
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The coastal town of Leven is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 7 miles East of Glenrothes and Kirkcaldy. Leven provides schooling and recreational facilities such as a modern swimming pool, 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 VESTIBULE
HALLWAY
LOUNGE/BEDROOM
15'11" x 14'11" approx (4.86m x 4.55m approx)
SECOND LOUNGE
13'10" x 12'5" approx (4.22m x 3.80m approx)
OPEN PLAN KITCHEN/DINER/BREAKFASTING
19'3" x 12'1" approx (5.88m x 3.70m approx)
UTILITY ROOM
11'7" x 8'11" approx (3.55m x 2.72m approx)
CLOAKS/WC
UPPER LEVEL



BEDROOM 2
15'8" x 10'9" approx (4.79m x 3.30m approx)
EN-SUITE SHOWERROOM
BEDROOM 3
11'8" x 11'8" approx (3.57m x 3.56m approx)
BEDROOM 4 12'0" x 9'10" approx (3.66m x 3m approx)
4-PIECE FAMILY BATHROOM
GATED ENTRANCE
STUNNING GARDEN GROUNDS TO FRONT SIDE & REAR
DOUBLE GARAGE
PARKING FOR APPROX 4/5 CARS
INFORMATION





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289649)

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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