

54 Robertson Avenue, Leven - KY8 4AW





Duncan Laing and REMAX Professionals are delighted to present to the market this beautifully presented 3 double bedroom mid-terraced property. Located in a popular residential area within the coastal town of Leven, Fife, offering an excellent standard of accommodation in true walk-in condition. Significantly upgraded by the current owner since purchasing in 2021, the property has been thoughtfully modernised throughout blending lovely decorative finishes with comfortable living spaces. The ground floor features a welcoming entrance hall, a spacious lounge with ample natural light, and a modern fitted kitchen/dining room. Upstairs, there are three well-proportioned bedrooms, all tastefully decorated, along with a stylish family shower room. The property is ideally situated close to local amenities, including shops, schools, and healthcare facilities, as well as being conveniently positioned for access to bus routes and railway stations, making it perfect for commuters and families alike.

Externally, the property enjoys a front garden, already prepared for the new owner to lay stone chips of their own choosing. To the rear, a sunny and private garden offers an ideal setting for outdoor relaxation, entertaining guests, or family gatherings. The rear garden is well maintained, with a combination of lawn and patio areas, and benefits from excellent sunlight throughout the day. There is unrestricted on-street parking available to the front of the property, ensuring convenient access for residents and visitors. This home offers a fantastic opportunity to enjoy modern living with attractive outdoor spaces, all within a sought-after location in Leven. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful property.

**Hallway**

15' 3" x 5' 4" (4.65m x 1.63m)

A lovely fresh and welcoming hallway providing access to the lounge. Carpeted staircase to the upper floor. Fitted storage cupboard. Radiator.

**Lounge**

14' 5" x 13' 1" (4.40m x 3.99m)

Located to the front of the property this family lounge is decorated in light tones with a large window overlooking the front garden providing natural light. Fitted carpet. Radiator. Glazed timber door access to kitchen/diner.

**Kitchen / Diner**

15' 4" x 9' 5" (4.67m x 2.86m)

Located to the rear of the property with window overlooking the rear garden. The kitchen/diner is fitted with a large selection of floor units with cabinets and drawers providing excellent storage. Granite effect worktops with inset stainless steel sink and drainer unit. Integral hob and cooker. Plumbed for washing machine and space for fridge/freezer. Large storage cupboard. Ample room for dining table and chairs. Radiator. Access door to the rear garden.

**Landing**

The staircase to the upper floor has a window providing natural light. The carpeted landing provides access to all upper floor accommodation and benefits from a fitted storage cupboard.

**Shower Room**

11' 11" x 10' 6" (3.62m x 3.19m)

Formerly the family bathroom it has since been thoughtfully converted to a large shower room. Fitted with a 3-piece suite comprising a WC, large shower enclosure and wash hand basin set into its own base unit with cabinet storage. Wet wall boarding. Large chrome heated towel rail. Opaque window to the rear providing natural light.

**Bedroom 1**

11' 5" x 10' 2" (3.49m x 3.09m)

The main bedroom is a good-sized double bedroom with fitted wardrobe and ample space for additional bedroom furniture. Window to the front. Fitted carpet. Radiator.

**Bedroom 2**

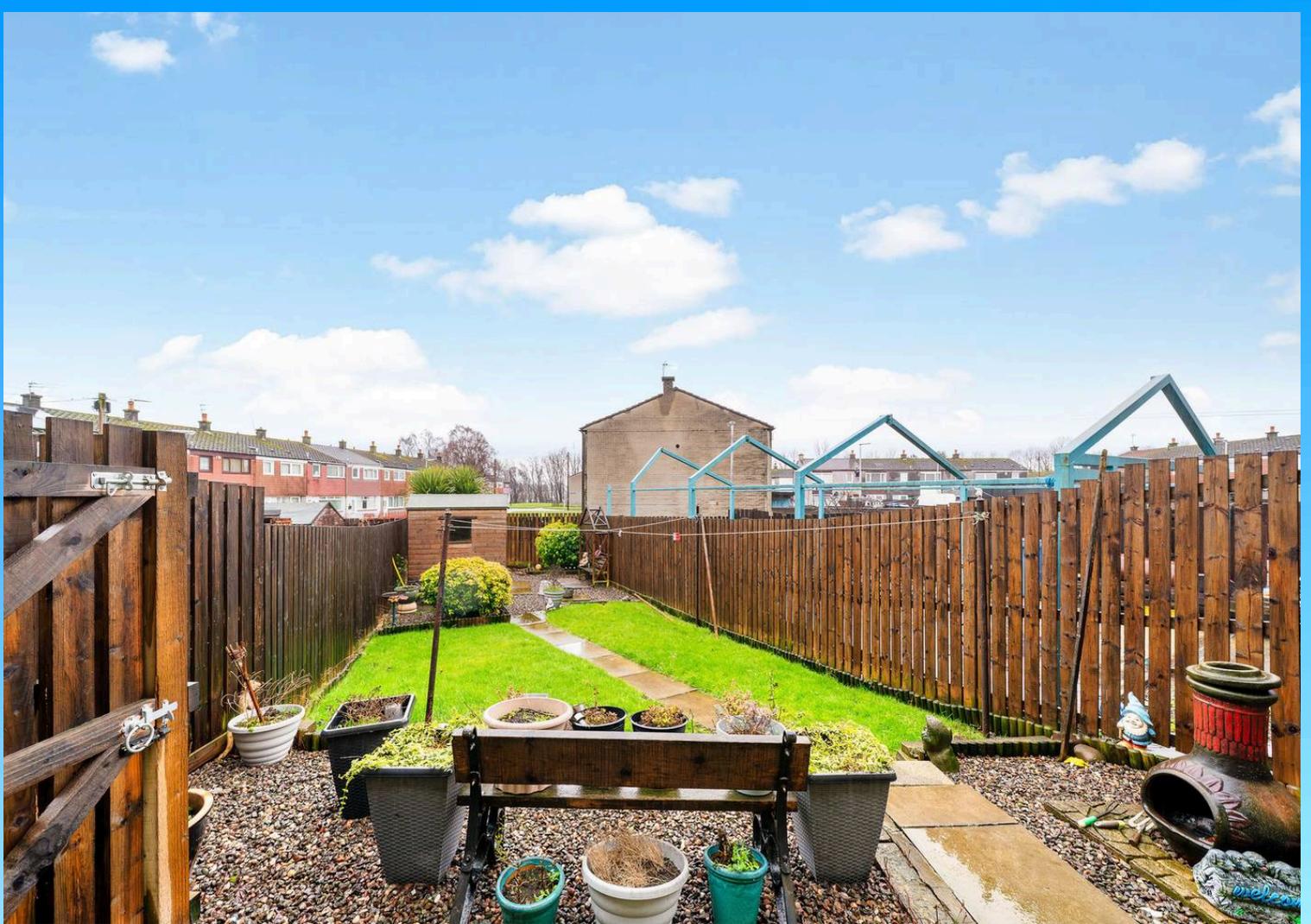
11' 8" x 11' 5" (3.56m x 3.48m)

The 2nd bedroom is also a double bedroom with a front facing window, fitted carpet and radiator.

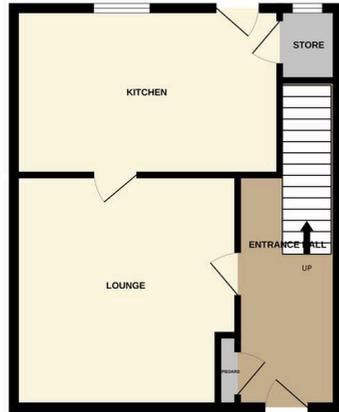
**Bedroom 3**

11' 11" x 10' 6" (3.62m x 3.19m)

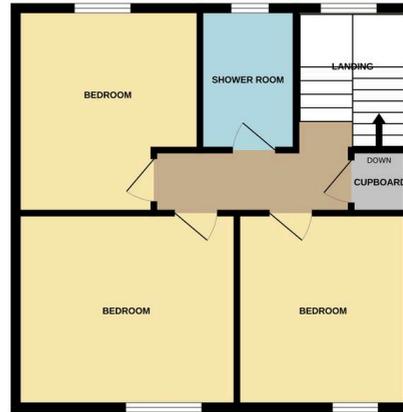
The 3rd bedroom can also accommodate a double bed and benefits from a fitted wardrobe. Rear facing window providing natural light. Fitted carpet and radiator.



GROUND FLOOR



1ST FLOOR



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