



**McEwan Fraser Legal**

Solicitors & Estate Agents

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2A Rosemount Grove

LEVEN, FIFE, KY8 4FY



Leven

Fife

Located between the picturesque fishing villages of the East Neuk and the main towns of Kirkcaldy and Glenrothes, Leven is a thriving yet an unassuming seaside town. Good shopping facilities and a busy pedestrianised thoroughfare provide interest with many award-winning and independent local retailers adding to the appeal. These are well served by parking facilities which are within an easy walking distance of the town centre. The town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers. It also has a large number of restaurants and cafes.

It remains a popular holiday destination with a pleasant promenade and beach. The coast and the long sandy beaches, forming part of Fife coastal path, are the main visitor draw along with the beautiful walks that can be found on nearby estates. Golf is another major draw with two courses at Scoonie and Leven Links and another within easy walking distance at Lundin Links. Leven Links has been used as a qualifying course for the Open Championship when it is held at St Andrews.

For families, Levenmouth Leisure Centre at the start of the promenade is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. The town also boasts its own popular three hundred and seventy-four seat, community-run cinema.

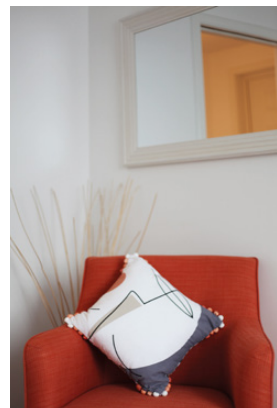


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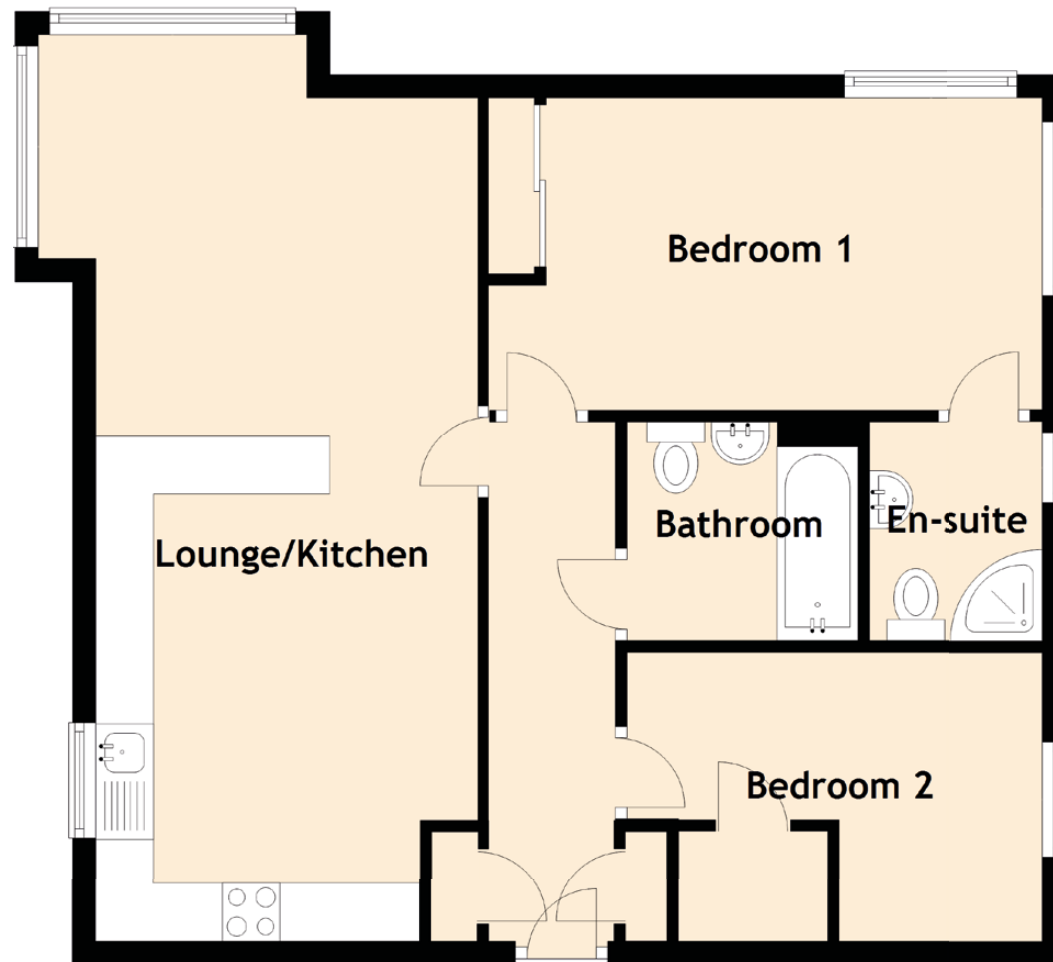
This ground floor apartment has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views. Presented in move-in condition, the property is accessed via a security entry system into a well maintained communal stairway.

The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the front with large picturesque window and open aspect views. There is a wonderful dining kitchen with a good selection of stylish units and integral appliances. Both bedrooms are double in size and the master benefits from an ensuite shower room. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private (2 allocated) and visitor parking is provided and there are well maintained communal grounds surrounding the property.





Specifications

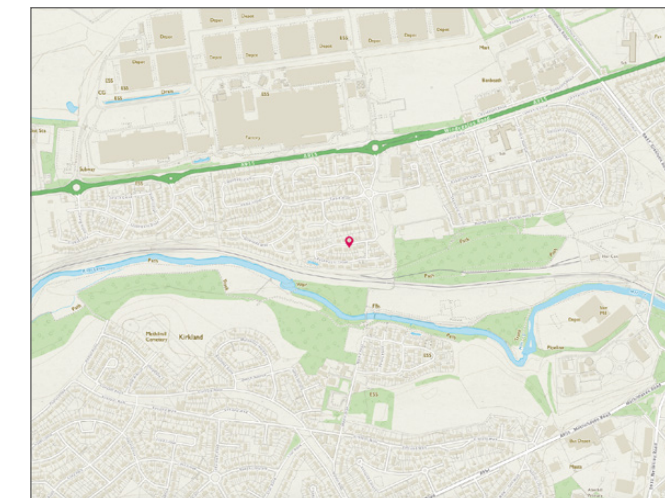


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	7.70m (25'3") x 3.30m (10'10")
Bedroom 1	4.80m (15'9") x 2.70m (8'10")
En-suite	1.90m (6'3") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Extras (Included in the Sale): Floor coverings, spotlight fittings and blinds.

Gross internal floor area (m²) - 62m² | EPC Rating - C



Bedrooms | Bathrooms




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**Part
Exchange
Available**

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