




McEwan Fraser Legal

Solicitors & Estate Agents

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30 Martin Street

LEVEN, FIFE, KY8 1EW

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The Bank of Scotland Seaside Towns Review listed Buckhaven as the most affordable seaside town in Scotland. The local area has been undergoing regeneration with commercial properties being refurbished. Local amenities include a secondary school, primary school and nursery, church, bank, post office, theatre, community centre, youth clubs, a variety of specialist shops, take away outlets, hairdressers, bowling club and bars. Children's play parks and playing fields, seashore and fishing. Good transport links and public transport routes bring you within easy reach of Leven, which has Adam Smith College Leven Campus.

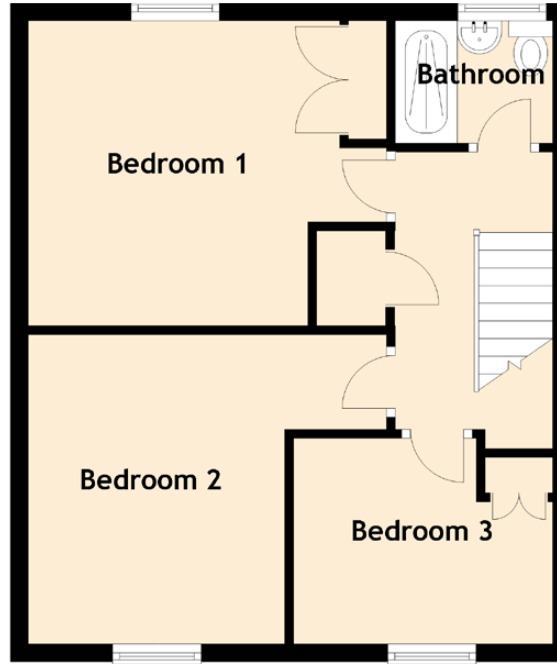
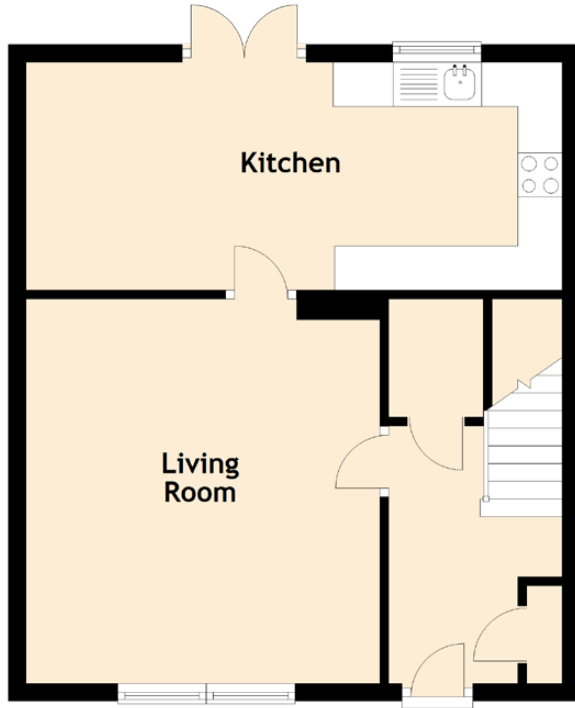
This is a well-appointed terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted

units. The dining area is a good size with access to the rear gardens. To the upper level, there are three bedrooms with the master benefiting from double wardrobes. The family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided by a driveway to the front and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.





Approximate Dimensions (Taken from the widest point)

Kitchen	6.06m (19'11") x 2.58m (8'6")
Living Room	4.35m (14'3") x 4.00m (13'1")
Bedroom 1	4.05m (13'3") x 3.45m (11'4")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	2.93m (9'7") x 2.50m (8'2")
Bathroom	1.92m (6'4") x 1.65m (5'5")

Gross internal floor area (m²): 87m² | EPC Rating: C



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