

82 Lawrence Drive

LEVEN, FIFE, KY8 4AU



*THREE BEDROOM PROPERTY RECENTLY
UPGRADED TO A HIGH STANDARD*



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An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Leven. Viewing of this property is highly recommended. Internally the accommodation is in immaculate decorative order, briefly comprising on the ground floor an entrance hallway, a lounge with large window letting in an abundance of light. There is a modern and bright kitchen with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door, the dining area has space for a table and six chairs for more formal dining. The wonderful three-piece family bathroom with over bath shower is also located on the ground level.

Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor. The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway to the side. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to two cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.



The Kitchen





Bedroom 1

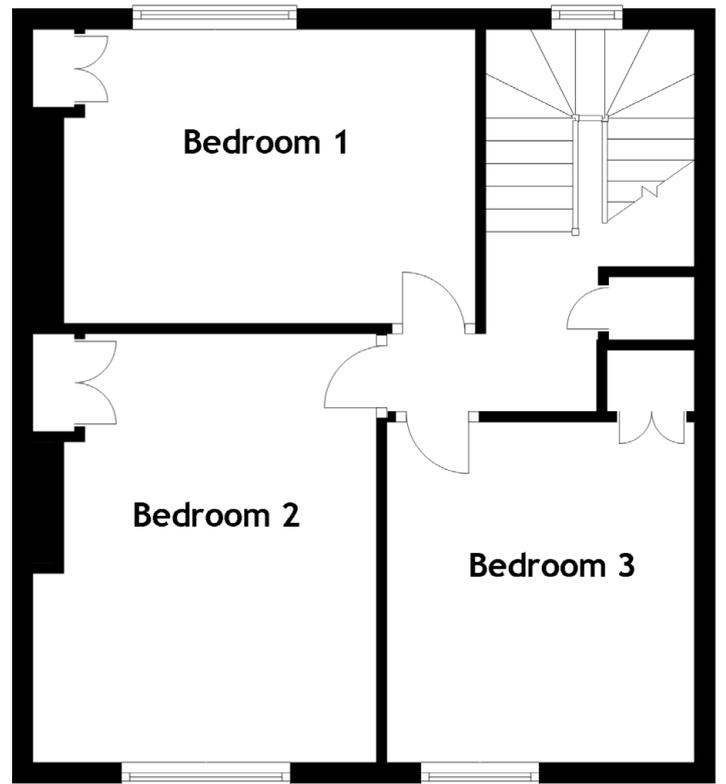
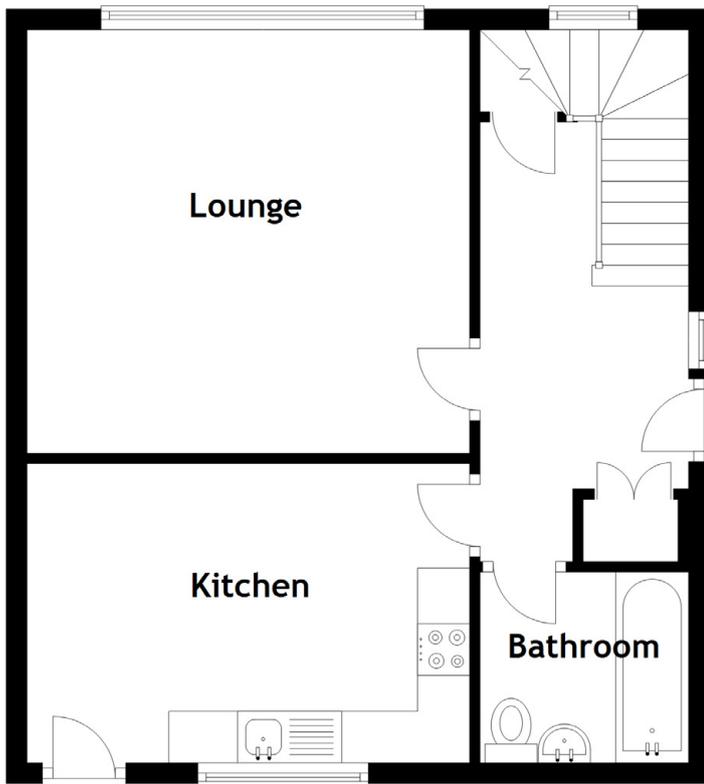




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.25m (13'11") x 4.10m (13'6")	Bedroom 3	3.30m (10'10") x 2.95m (9'8")
Kitchen	4.25m (13'11") x 2.90m (9'6")	Gross internal floor area (m ²):	91m ²
Bathroom	2.00m (6'7") x 1.85m (6'1")	EPC Rating:	C
Bedroom 1	3.95m (13') x 2.85m (9'4")		
Bedroom 2	4.15m (13'7") x 3.30m (10'10")		





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. 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. The Levenmouth rail link is under construction with two train stations proposed close by. Mountfleurie Primary School is just a short walk from the property.

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. 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.

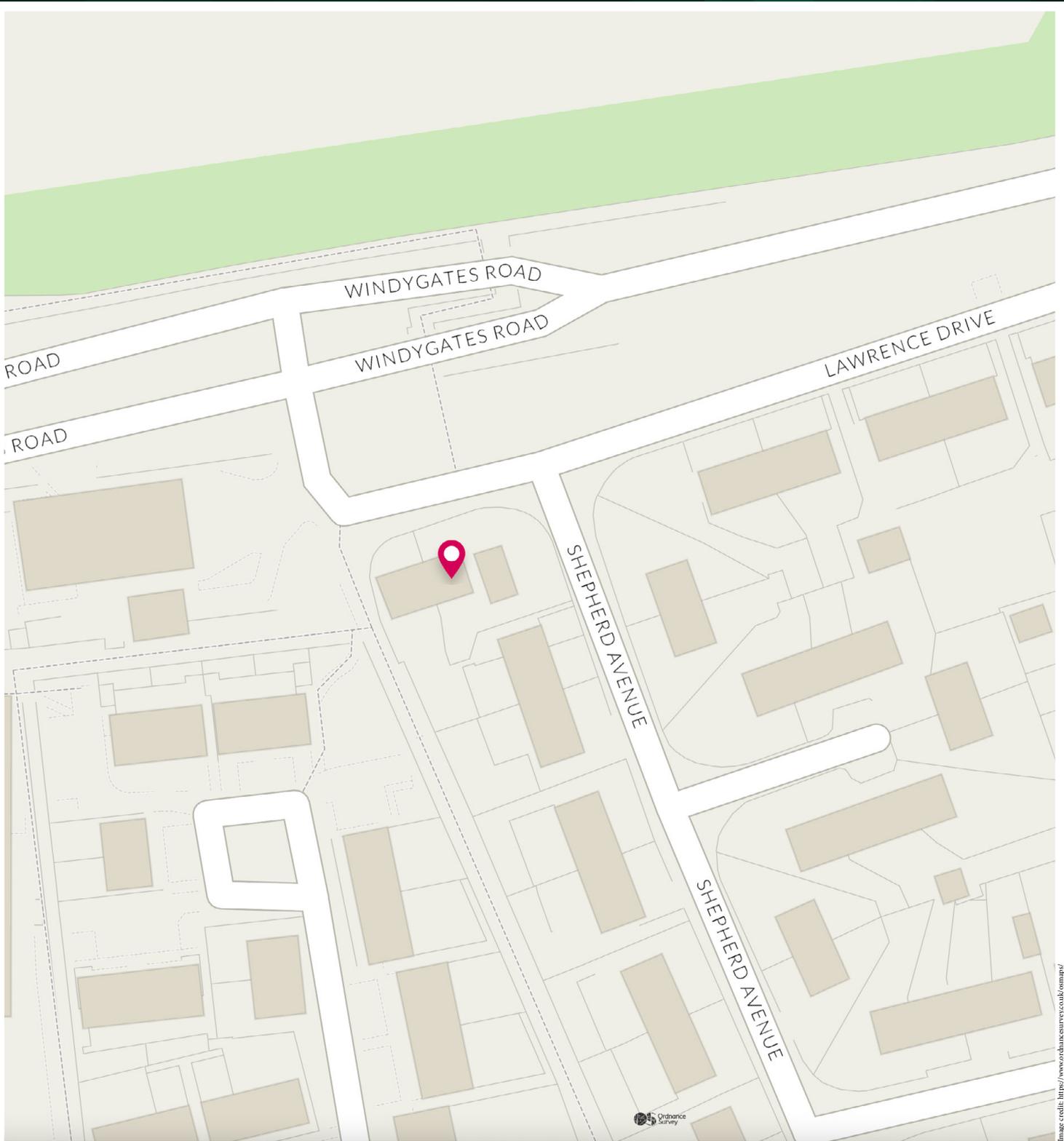


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