

# 18 Lawrence Street

BUCKHAVEN, LEVEN, KY8 1BQ



*Coastal location for this impeccable three-bedroom bungalow, tailored for elegance and comfort*



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McEwan Fraser Legal is delighted to present this Impeccable three-bedroom bungalow: tailored for elegance and comfort. Welcome to a meticulously crafted three-bedroom bungalow that was built to the exacting standards of the homeowner and has been lovingly maintained to perfection. This exquisite residence is a testament to fine living, boasting a spacious and well-appointed interior.

# THE LOUNGE/DINER



Upon entering, you'll be struck by the beauty and quality that this home exudes. Every detail has been carefully considered, resulting in a property that is both aesthetically pleasing and exceptionally functional. The lounge is a highlight of the home, featuring a dual aspect that bathes the space in natural light. It also includes a dining area, creating a versatile and inviting area for relaxation and entertaining.

# THE KITCHEN



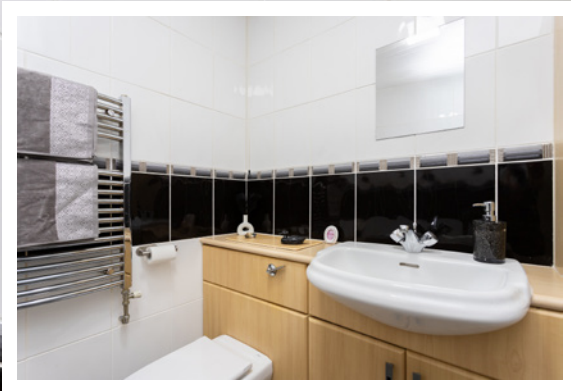
The well-stocked kitchen is a chef's dream, with ample storage and modern units that offer both style and practicality. French doors lead from the kitchen to the garden, seamlessly connecting indoor and outdoor living.





The principal bedroom is a true sanctuary, with the added luxury of a sumptuous en-suite shower room. This private oasis is designed for your comfort and convenience. The family bathroom is equally well-appointed, providing a tranquil retreat for relaxation and pampering. Two additional bedrooms offer versatility for family, guests, or even a home office, while the property's storage solutions ensure that your belongings find their place neatly and efficiently.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Outside, the bungalow is framed by a small garden to the front, while the rear is graced by a walled garden laid to slabs, requiring minimal maintenance and offering a private space for outdoor enjoyment.

This bungalow is more than a house; it's a home filled with thoughtfully designed spaces and top-quality finishes that cater to your every need. It's a place where your lifestyle can flourish, and your cherished memories can take root.

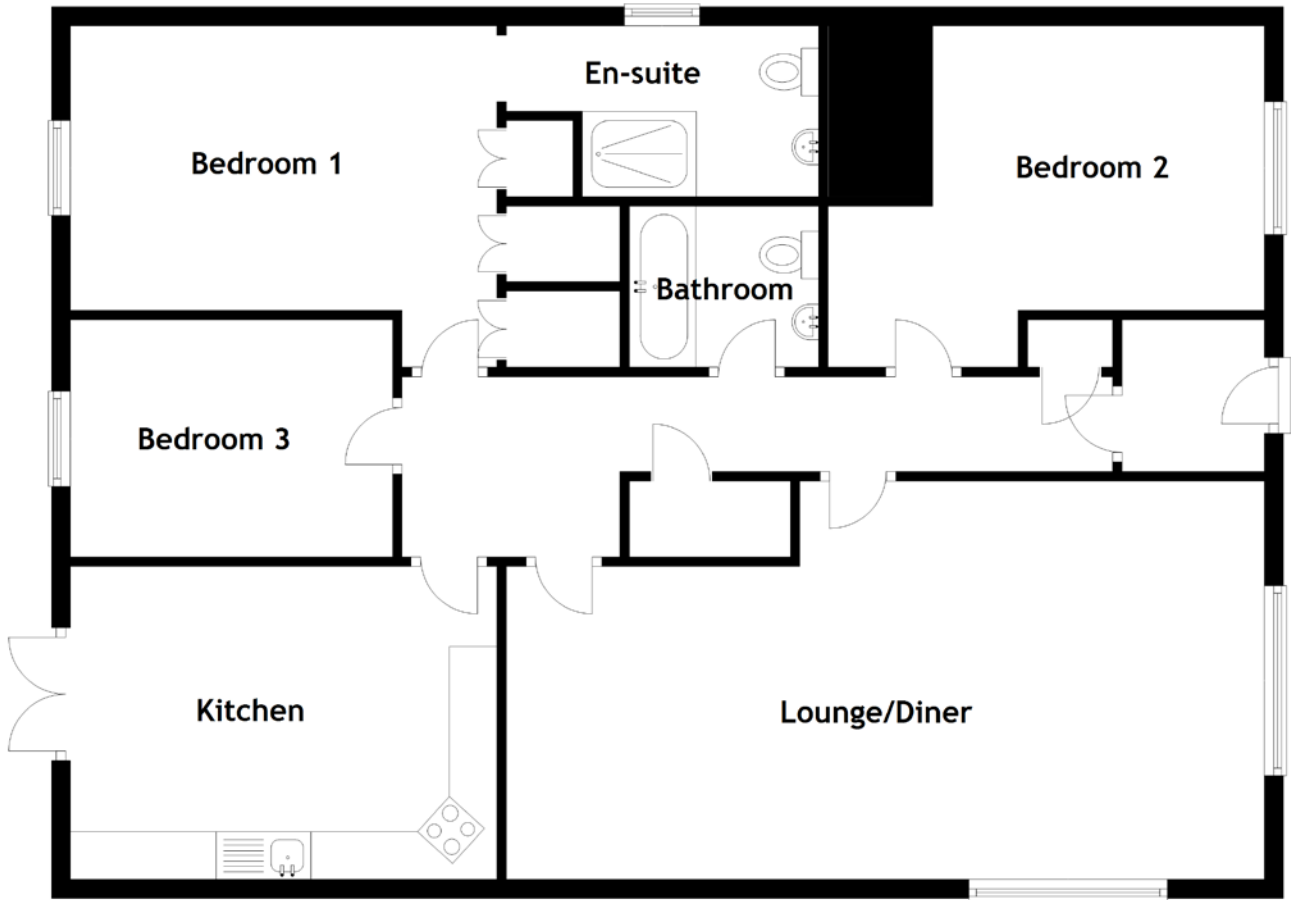
If you're seeking an exceptional bungalow that offers both elegance and comfort, look no further. Contact us today to arrange a viewing of this exceptional property, where every detail has been lovingly considered, and you can step into a life of refined living.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

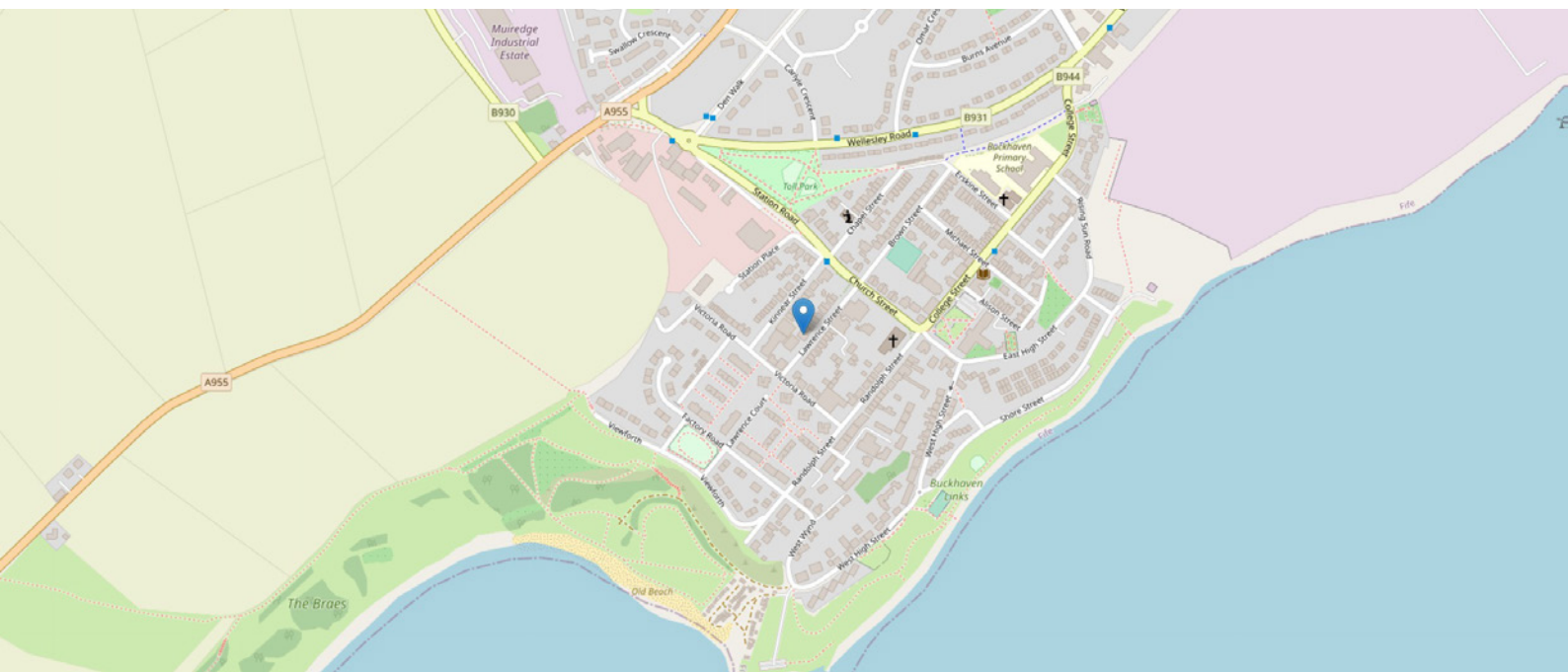


Approximate Dimensions (Taken from the widest point)

Lounge/Diner 8.00m (26'3") x 4.20m (13'9")  
 Kitchen 4.50m (14'9") x 3.30m (10'10")  
 Bedroom 1 4.50m (14'9") x 3.60m (11'10")  
 En-suite 3.30m (10'10") x 1.80m (5'11")

Bedroom 2 4.60m (15'1") x 3.60m (11'10")  
 Bedroom 3 3.40m (11'2") x 2.50m (8'2")  
 Bathroom 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

Nestled along the picturesque Fife coastline, Buckhaven is a charming seaside town that effortlessly marries a rich maritime heritage with stunning natural beauty. The town's unique character and close-knit community make it a truly exceptional place to call home.





Buckhaven's prime location on the coast means residents have easy access to breathtaking sea views and refreshing sea breezes. The town's beautiful sandy beach is a local treasure, offering a serene setting for leisurely walks and relaxation by the water's edge. Buckhaven's history is steeped in maritime traditions, and this heritage is still evident today. The town's historic fishing industry has left an indelible mark, with reminders like the iconic lighthouse and old fishing cottages that dot the landscape.

Buckhaven takes pride in its strong sense of community. Local events, such as summer galas and holiday celebrations. Despite its smaller size, Buckhaven offers essential amenities such as shops, schools, and healthcare services. Nearby towns and cities, like Leven and Kirkcaldy, provide access to additional shopping and entertainment options. For those who love the great outdoors, Buckhaven's proximity to the Fife Coastal Path and surrounding natural beauty offers a playground for hikers, birdwatchers, and nature enthusiasts. Golf courses, parks, and green spaces are within easy reach for outdoor recreation.

The town benefits from good transportation links, allowing residents to explore the wider region. Whether you're looking to access larger cities or simply enjoy a scenic drive, Buckhaven's location makes it an excellent base



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