

14 Gardner Crescent

LEVEN, KY8 4FD



*Stunning three-bedroom home in truly walk-in condition,
Immaculate order in a private cul-de-sac*



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McEwan Fraser Legal is delighted to market this three-bedroom villa in truly walk-in condition.

THE LOUNGE



Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a large window flooding the room with natural light, looking out to the front garden.

THE KITCHEN/DINER



The breakfasting kitchen is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and doors leading to the rear south-facing garden, also on this level there is a stylish WC.







The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good good-sized bedrooms on this level with the master offering built-in wardrobes and views across the countryside. This completes the accommodation on offer.

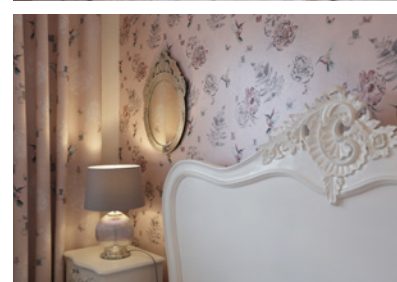
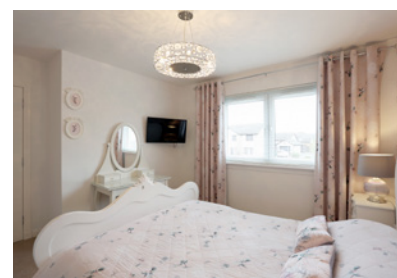
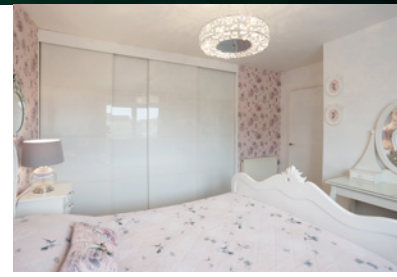
THE BATHROOM



BEDROOM 1

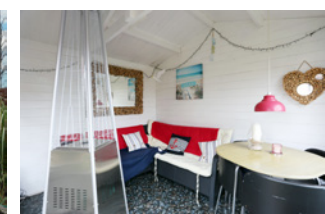


BEDROOMS 2 & 3

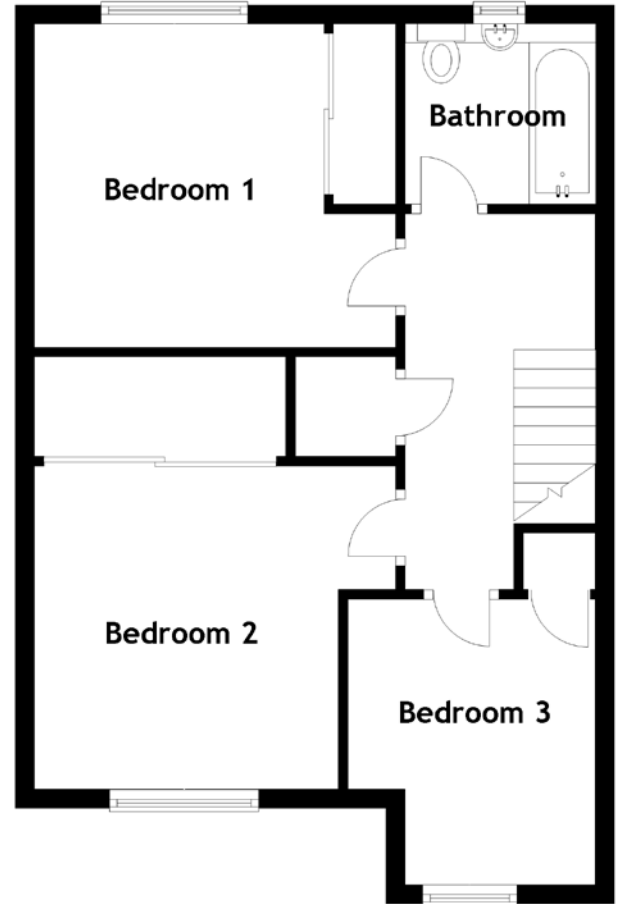
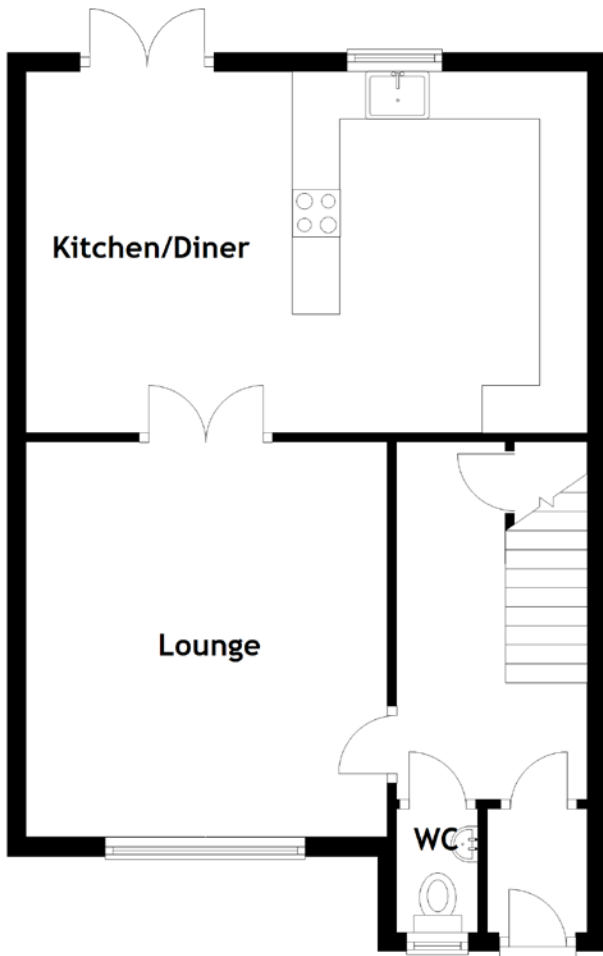


The property further benefits from double glazing, gas central heating and a large driveway. The gardens are immaculate and offer low maintenance. This is a must-see to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



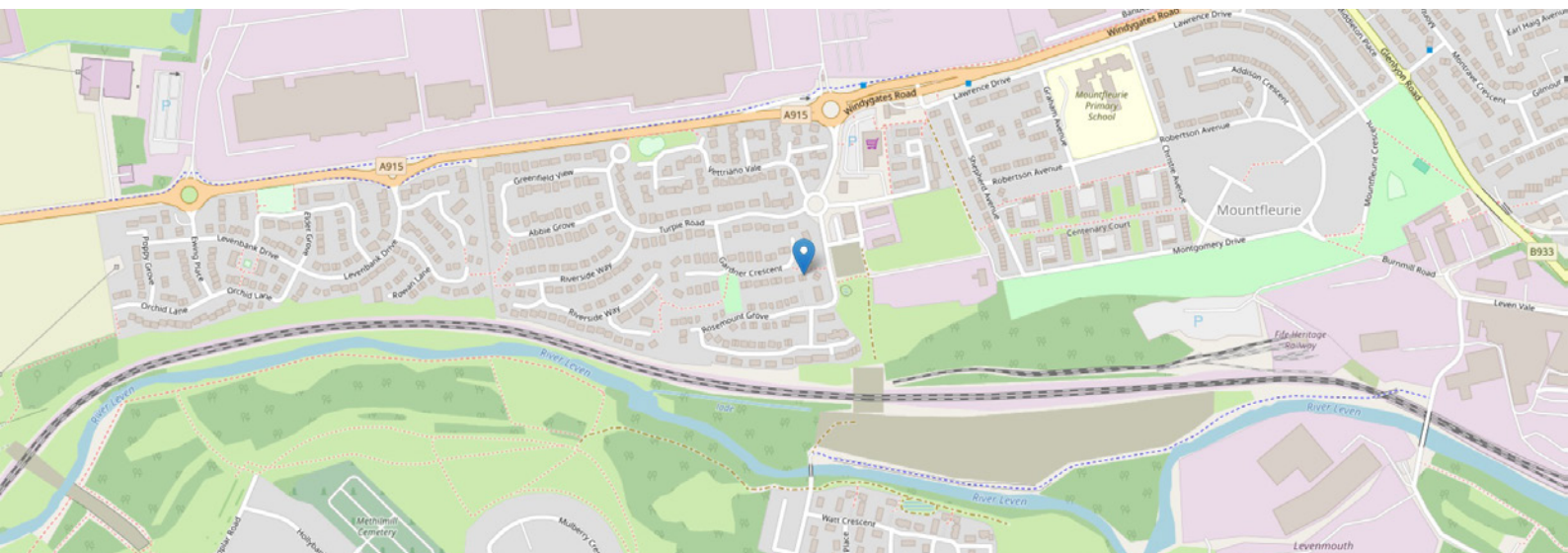
Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.80m (12'6")
Kitchen/Diner	5.90m (19'4") x 3.80m (12'6")
WC	1.30m (4'3") x 0.85m (2'9")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")

Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")

Gross internal floor area (m²): 96m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.



THE LOCATION

Located between the picturesque fishing villages of the East Neuk and the main towns of Kirkcaldy and Glenrothes, Leven is a thriving yet 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 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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