

# 33 Law View

LEVEN, FIFE, KY8 5FQ



*A beautiful five-bedroom house in immaculate condition*



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We are delighted to introduce to the market this spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

# THE LOUNGE



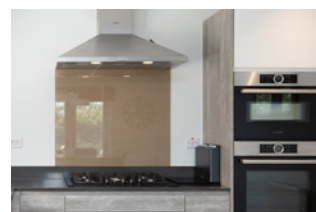
The property is offered to the market in walk-in condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level. A pristine, formal and bright lounge is to the rear of the property with feature French doors that flood the room with natural light.



# THE KITCHEN/DINER



The fully fitted kitchen with family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a microwave, oven, gas hob and extractor hood. There is a separate utility room with an external door. Also on the ground level, you will find a spacious separate dining room or bedroom five that can accommodate a table and eight chairs for more formal dining. A handy fully tiled WC is also on hand.





# THE UTILITY & WC





# BEDROOM 5 / DINING ROOM







The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite, dressing room and wardrobe. Also on this floor, you will find the contemporary four-piece family bathroom. This completes the impressive accommodation internally.

## THE BATHROOM





# BEDROOM 1



The immaculate master bedroom boasts a fantastic en-suite, dressing room and wardrobe





# BEDROOM 2





# THE JACK & JILL EN-SUITE





# BEDROOM 3





# BEDROOM 4





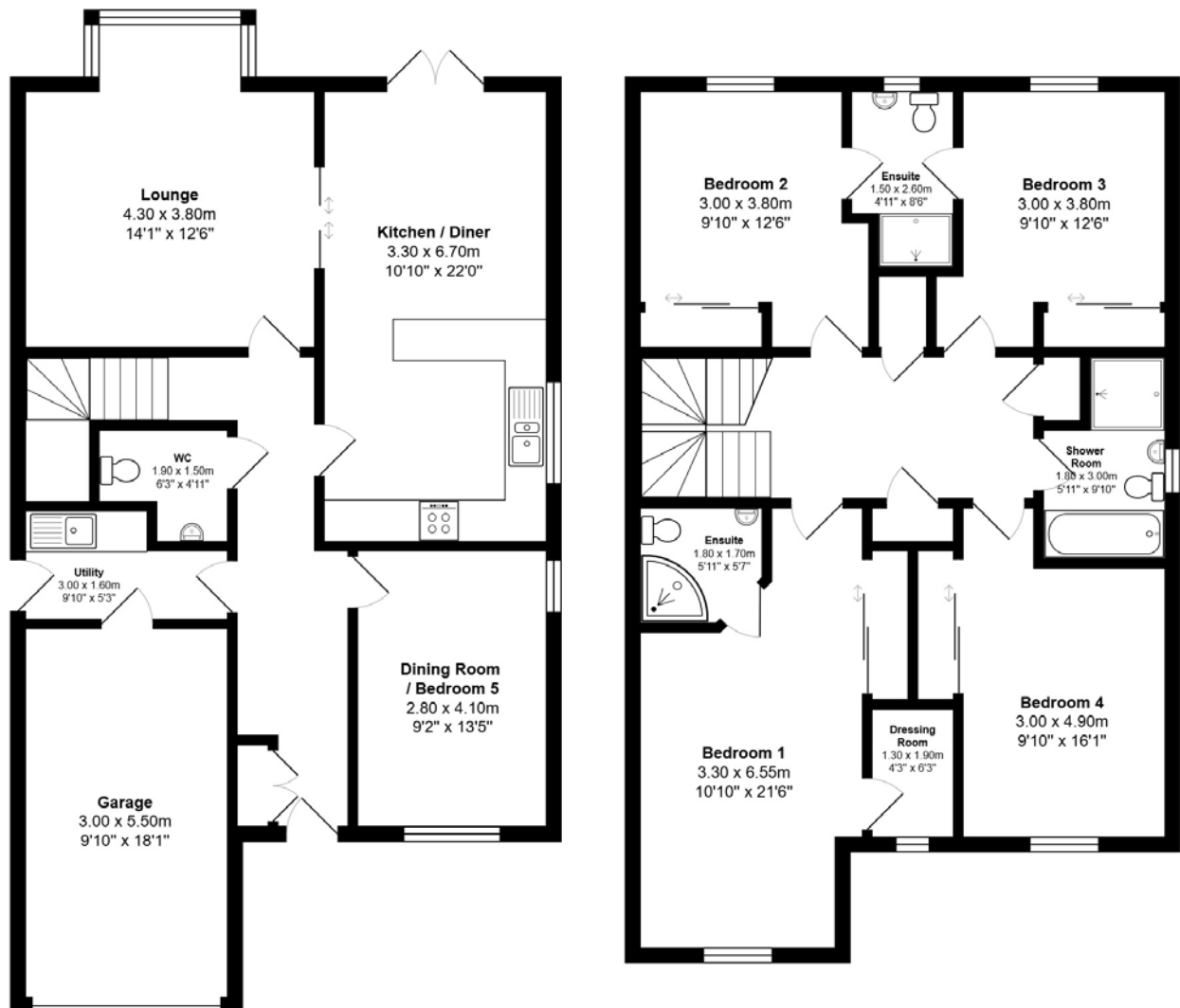
The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is a single garage, and a driveway providing off-road parking for up to three vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



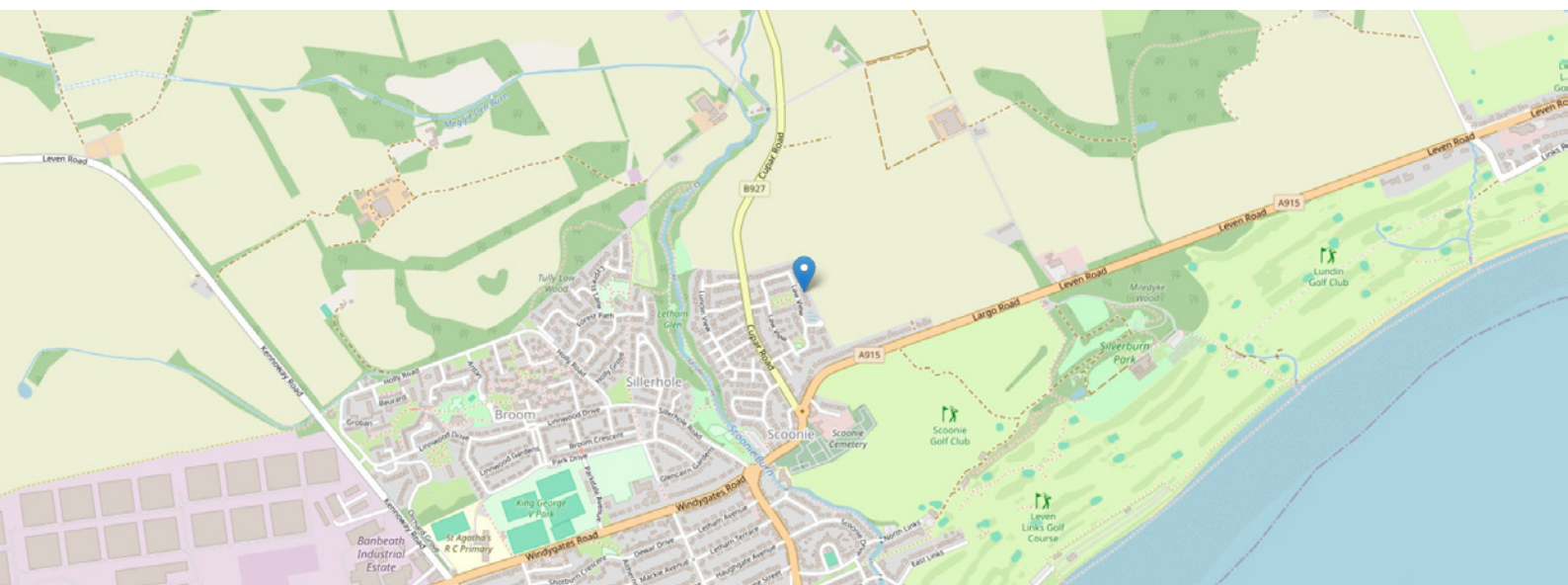


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 167m<sup>2</sup> | EPC Rating: B





# 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 the 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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