



34 Letham Feus Park, Leven, KY85NT
Offers in the region of £179,500



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Number 34 is a luxury lodge which is positioned within a superb elevated position offering stunning open views over neighbouring farmlands and beyond.

The property's style is a double lodge which is called the Tingdene Valetta - 40 x 20. The accommodation comprises of a fitted kitchen/dining lounge with double French doors which lead out from the dining area. Floor to ceiling window to the side. The kitchen is fitted with base and wall units with complementing work surfaces. Two three windows to the side. Central island with gas hob. Integral microwave and oven. Within the lounge area there is a double window to the side. Feature recess area. Elevated television.

From the hallway there is access to a shower room, master bedroom with en suite and additional bedroom.

The shower room is fitted with a w.c. wash hand basin and corner shower cubicle with mixer shower. High level window. Ceramic wall tiling.

The master bedroom offers two windows to the side. The en suite is fitted with a w.c., wash hand basin and double shower cubicle. The dressing room offers shelf and hanging space.

The second bedroom has a double window to rear. Walk in storage cupboard.

The property enjoys stunning views over beautiful rolling countryside and towards the sea. It is located on a very good leisure park situated close to Lundin Links with excellent facilities including a bar and a laundrette.

There is a range of attractions nearby.

NB

It should be noted that the property could be occupied up to 52 weeks of the year.

It should be noted that there is also Pitch Fee/ Ground Rent payable twice a year.





- Luxury lodge, offering stunning open views
- L shaped lounge/Dining Room/Fitted kitchen
- Shower room
- Two bedrooms one leading to en suite
- UPVC DG
- LPG Combi CH
- Complies with residential spec BS3632
- Residential licence available
- Ground rent / Pitch fees

INCLUDED

SERVICES

VIEWING

By Appointment Through Our Cupar Office
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COUNCIL TAX BAND N/A

EPC RATING G

FLOOR AREA sqm







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Room Sizes

Approximate measurements



Demonstrative only, not to scale



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