

# Kyleakin Adamson Terrace Leven

FT & DC  
WALLACE

Offers Over £109,950



Leven is a coastal town with many amenities within walking distance of the property. Nurseries and schools, Health Centre, a variety of shops and supermarkets, restaurants, public parks and spaces, golf courses, leisure centre with swimming pool and of course the amazing beach are all within easy reach of the property. There are many community halls and activities for all ages in the area too. Leven is well served with bus links with a Bus Station at the Shorehead. Train stations in Markinch and Kirkcaldy provide great rail links, Leven is to have it's own train station (to be completed in June 2024) making it a good option for commuters.

Kyleakin is located in a popular and desirable area within walking distance of most amenities and shops. Semi detached with two bedrooms, a sun room and generous garden ground as well as a timber garage to the rear. GCH and DG.

**Lounge** **4.66m x 4.38m**  
A generously proportioned room with a large bay window to the rear providing views over the garden and beyond. Recessed cupboard with fitted display cabinet above. Fireplace with composite hearth and timber mantelpiece with electric fire. Large radiator.



**Kitchen** **3.29m x 2.67m**  
Bright, modern kitchen with white gloss base and wall units and a wood effect worktop. Stainless steel sink and drainer. Chrome mixer tap. Ceramic splashback tiling in colourful. pattern. Overhead cooker extractor. Windows to front of property. Radiator. Amazing storage in both the understairs shelved cupboard and the larder (housing the gas central heating boiler).

**Sun Room** **4.56m x 2.17m**  
An versatile addition to the side of the property, the sun room provides extra space for dining, office space or just enjoying the sun. Glazed on two sides and offering views over the garden and beyond.

Stairs with wooden handrail lead to the upper accommodation. Access to partially floored attic with Ramsay ladder.

**Bathroom** **1.74m x 1.65m**  
White bathroom suite consisting of w.c., wash hand basin and bath with overhead shower and folding shower screen. Wetwall fitted in shower area and ceramic tiling on walls. Frosted window to front of property. Fitted wall cabinet. Radiator.

**Bedroom 1** **4.37m x 4.29m**  
Very generously sized bedroom with large bay window over garden and beyond to the Forth. Double door storage cupboard/wardrobe. Radiator.

**Bedroom 2** **3.71m x 2.88m**  
Single or small double bedroom. Double aspect (front and side of property). Good sized shelved storage cupboard. Radiator.

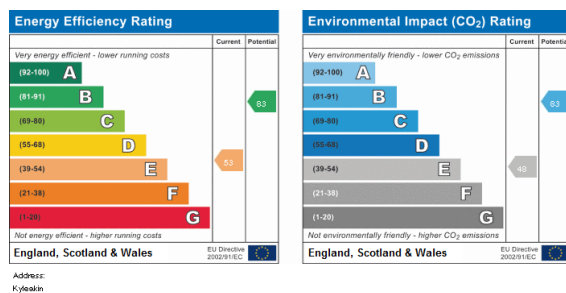
**Exterior**  
Garden ground to the front the property is low maintenance with red chips with shrubbery and path to the door and round to rear garden. Parking in street but potentially the front garden could be altered to provide off-street parking. The rear garden is of a really good size with various features such as a patio, the lawn and established shrubs, two greenhouses on a further level and then a further area with the timber garage at the very bottom of the garden.



**Extras**  
The lightfittings and blinds throughout are included in the sale together with the two greenhouses, timber sheds and timber garage.

**Council Tax**—Council Tax band “C” for 2024-2025.

**Energy Performance Rating**



**Viewing**  
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.