




McEwan Fraser Legal

Solicitors & Estate Agents

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Kirklea, Durie Street

LEVEN, FIFE, KY8 4HA

LEVEN

FIFE

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 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.

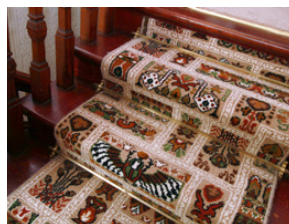
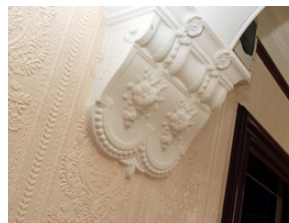
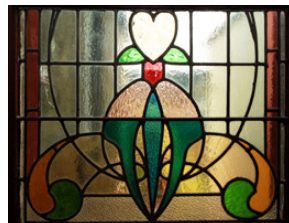
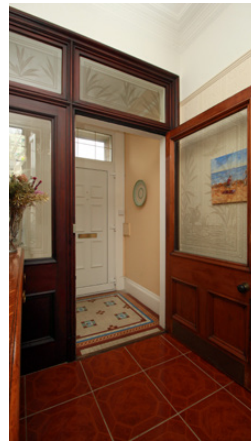
Leven truly has “something for everyone”.



“...IT REMAINS A
POPULAR HOLIDAY
DESTINATION WITH A
PLEASANT PROMENADE
AND BEACH...”



Loch Leven Castle | Leven Beach | Bedroom Four View of Church | Montgomery Golf Course | Loch Leven | Play Park at Leven Beach



KIRKLEA

DURIE STREET, LEVEN, FIFE, KY8 4HA

With an elegance that pays homage to its affluent origins, Kirklea has been lovingly maintained and now offers a substantial home with all modern amenities. Elegant proportions, handsome features and an Aga, married with modern essentials including central heating and contemporary bath and shower rooms combine to make this a home hard to say no to.

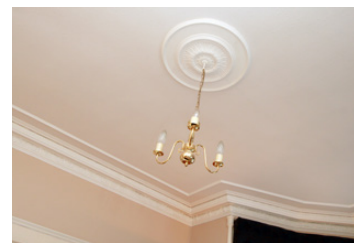
The accommodation is generously laid over three floors where you will find 'focal point' fireplaces, intricate cornice detail, arched windows, stained glass, elegant staircase, and Victorian tiles on the vestibule floor. The lounge offers a deep bay window, built-in 'press', picture rail and deep plaster frieze. The dining room holds charm with dual aspect including an arched window, resplendent with detail. The family kitchen, with the Aga as its centre-piece, is both comfortable and welcoming with a "country feel". A guest cloakroom with toilet and wash hand basin add to the comfort.

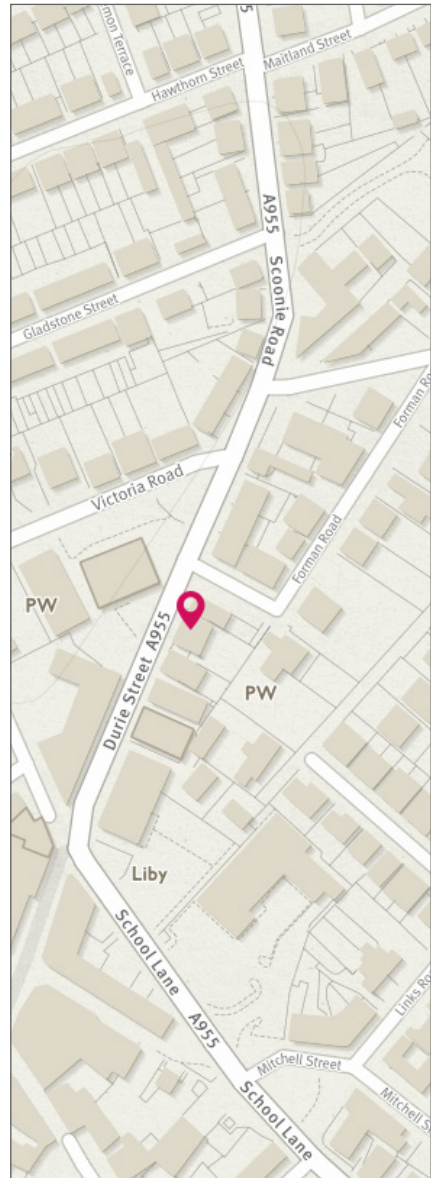
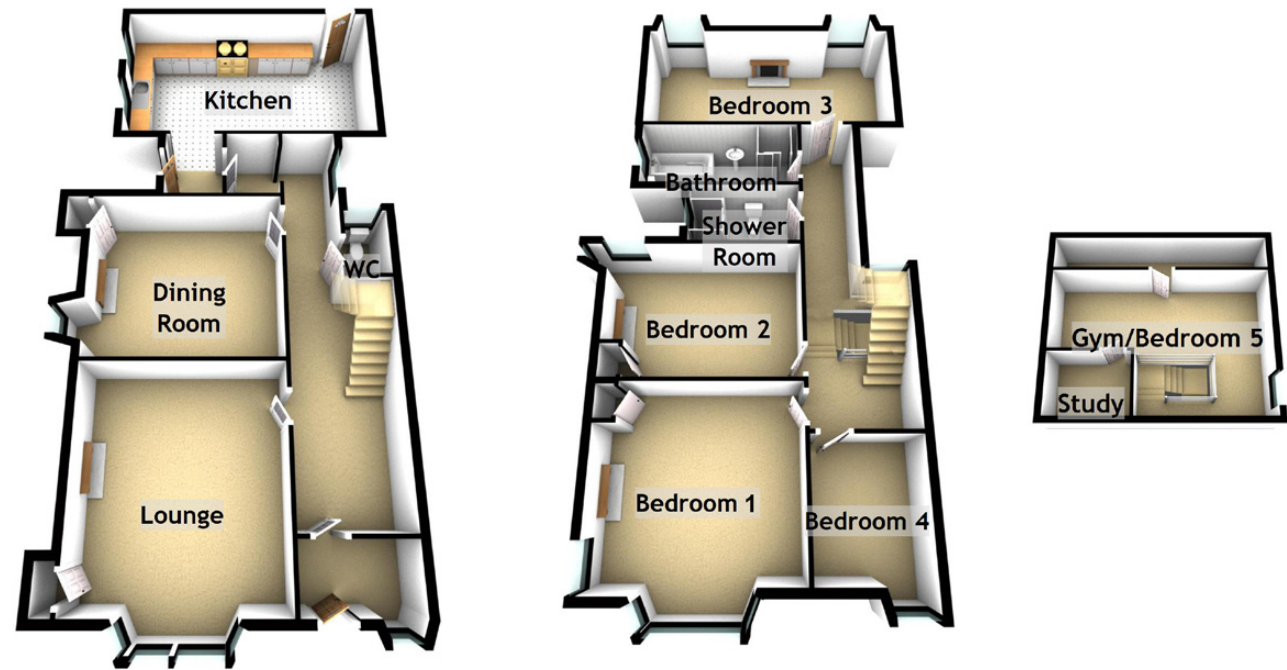
The staircase turns as it leads to the upper rooms. On the half landing, bedroom four currently serves as a study and stands alongside the family bathroom and a separate shower room. The master bedroom mirrors the bay window from the lounge. Two further bedrooms are found on this level. A spiral staircase leads to the attic rooms with a study area and bedroom five which is currently a gym.

Externally, small gardens to the front are bounded by traditional stone wall and railings whilst to the side is access to the garage. The rear garden is fully enclosed creating a courtyard feel and set with patio for added benefit. An inglenook offers a shady spot to take coffee and an outhouse provides further potential.









Approximate Dimensions
(Taken from the widest point)

Lounge	5.91m (19'5") x 4.39m (14'5")
Dining Room	4.39m (14'5") x 4.03m (13'3")
Kitchen	4.84m (15'11") x 3.90m (12'10")
Bedroom 1	5.95m (19'6") x 4.40m (14'5")
Bedroom 2	4.40m (14'5") x 4.00m (13'1")
Bedroom 3	4.63m (15'2") x 2.25m (7'5")
Bedroom 4	3.35m (11') x 2.22m (7'3")

Bathroom	3.90m (12'10") x 1.75m (5'9")
Shower Room	2.65m (8'8") x 1.50m (4'11")
WC	1.20m (3'11") x 0.95m (3'1")
Gym/Bedroom 5	5.85m (19'2") x 4.51m (14'10")
Study	2.56m (8'5") x 1.45m (4'9")

Gross internal floor area - 170m²

EPC Rating - D




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ARMOUR
 Photographer



Layout graphics and design
BRYONY STEWART
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