



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01592 800 695

**38 Gladstone Street**

LEVEN, FIFE, KY8 4QF

# 38 GLADSTONE STREET LEVEN

LOCATION IMAGES: LEVEN BEACH & LEVEN GLEN



Leven is a thriving yet an unassuming seaside town. Good shopping facilities and a busy pedestrianised thoroughfare provide interest to many award-winning and independent local retailers adding to the appeal. These are well served by parking facilities which are within an 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.

McEwan Fraser Legal are delighted to bring to the

market this ground floor flat contained in a mid-terraced two storey building. The property is in need of complete modernisation throughout and will make a good project for the buyer.

In more detail, the property consists of hallway, large lounge, kitchen, two bedrooms, shower room and storage. Externally there is a small garden to the front and back garden plot.

**DISCLAIMER:** *This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property.*

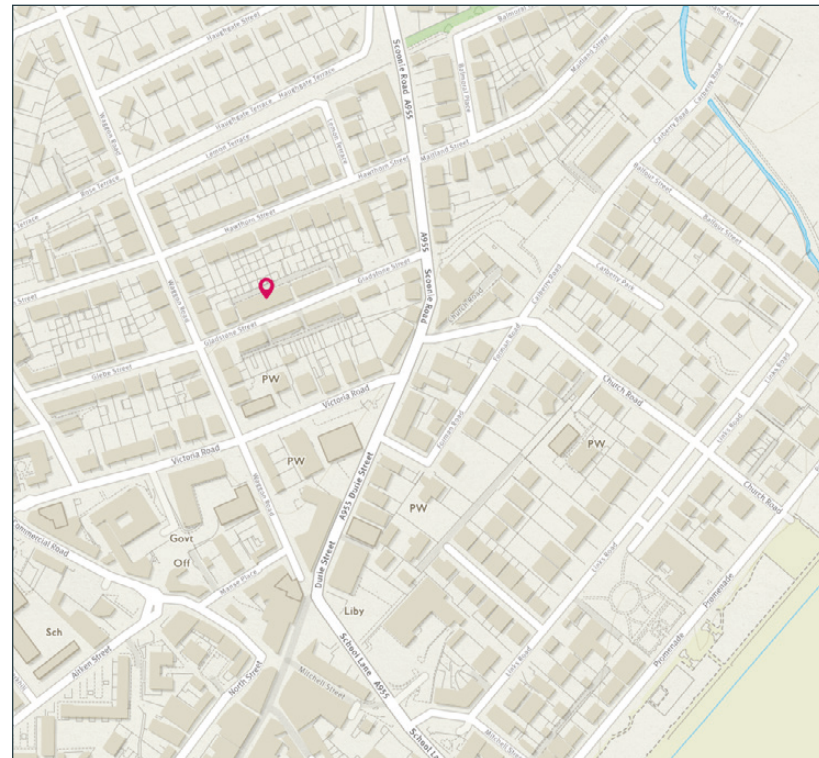
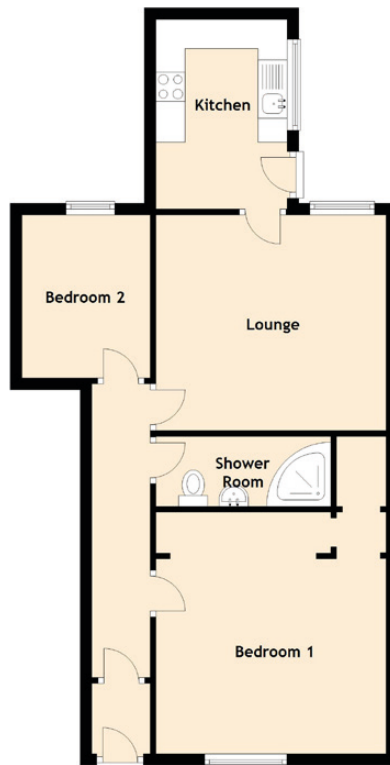
# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 3.95m (13') x 3.70m (12'2")   |
| Kitchen     | 3.25m (10'8") x 2.25m (7'5")  |
| Bedroom 1   | 3.95m (13') x 3.35m (11')     |
| Bedroom 2   | 2.80m (9'2") x 2.20m (7'3")   |
| Shower Room | 3.00m (9'10") x 1.20m (3'11") |

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>

EPC Rating: D



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Tel. 01592 800 695  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**GRAEME NIMMO**  
Surveyor



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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