



LEVEN | FIXED PRICE £130,000
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LEVEN

£130,000

Nestled in the charming site at Letham Feus, this delightful property offers a unique living experience with its elevated position, providing stunning views over the Firth of Forth. The home features two well-appointed bedrooms and two bathrooms (one en-suite), making it ideal for small families or those seeking a comfortable retreat.

As you enter, you are welcomed by a spacious reception room that boasts a vaulted roof, creating an airy and inviting atmosphere. The all-round windows allow natural light to flood the space, enhancing the sense of openness and warmth throughout the home. This thoughtful design ensures that you can enjoy the picturesque surroundings from the comfort of your living area.

The property has been well maintained by the current owner, reflecting a sense of care and attention that is evident in every corner. Whether you are entertaining guests or enjoying a quiet evening in, this home provides a perfect backdrop for both relaxation and social gatherings.

With its prime location in Leven, you will find yourself within easy reach of local amenities, beautiful coastal walks, and the vibrant community that this area has to offer. This property is not just a home; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming residence your own.

Open Plan Lounge and Dining area

This beautifully designed open-plan lounge, dining, and kitchen area is flooded with light from all directions, offering a magnificent setting with a warm, welcoming ambience ideal for entertaining.

Kitchen

Fully fitted kitchen space with all appliances eg washing machine, tumble drier, fridge freezer. A truly equipped working space whilst enjoying the conversation with family and/or visitors.

Special Features

- Vaulted ceiling
- Patio doors opening up to beautiful outlook across Firth of Forth
- All appliances
- Two large double bedrooms - one en-suite with shower
- Separate shower wet room
- Extensive cupboard and wardrobe space
- GCH/DG

Garden Grounds and Things to See

There is significant space for car parking (two vehicles). A clothes rotary is positioned within the grassed garden area. The site garden team take care of the site lawns and bushes/trees - you won't need to be concerned about managing the garden. Many people like to maintain flower pots in their area - this is perfectly acceptable.

There is a small shop on-site and a pubic bar which opens in the summer months.

Top 10 Things to Do Within 30 Miles of Letham Feus Holiday Park

1. Leven Links Golf Course – Championship course just 10 minutes away, a must-play for golf enthusiasts.
2. St Andrews – Explore Scotland's most famous golf town with its castle, cathedral, university, and beaches.

3. Lomond Hills Regional Park – Scenic trails, wildlife watching, and picnic spots just 20 minutes from the park.

4. Charleton Golf Course – A picturesque parkland course surrounded by mature trees and sea views.

5. Fife Coastal Path – Walk or cycle along one of Scotland's most beautiful coastal trails, passing charming fishing villages.

6. The Scottish Deer Centre (Cupar) – Get close to wildlife including deer, otters and birds of prey.

7. Dundee's V&A Museum and Waterfront – Discover world-class exhibitions and modern Scottish design.

8. St Andrews Aquarium – A fun day out for all ages overlooking the Firth of Forth.

9. Anstruther Harbour – Enjoy classic fish and chips by the sea and stroll the picturesque East Neuk harbour.

10. Kellie Castle and Gardens – A National Trust treasure with historic architecture and beautiful grounds.

Within a short drive, you'll find everything you need in Lundin Links and Leven.

Want to set up a viewing?

If you wish to view this stunning property, call Lynda at Amazing Results on 07809330678.

Want to know what your home is worth?

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 07809 330678



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