




McEwan Fraser Legal
Solicitors & Estate Agents
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19 Martin Street

BUCKHAVEN, LEVEN, KY8 1EW

THE LOCATION

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Nestled within the stunning landscape of Fife, Leven offers a unique blend of natural beauty and modern amenities. This coastal town enjoys a prime location along the Firth of Forth, providing panoramic views that are nothing short of breathtaking.

Leven boasts a rich history and a thriving local economy. The town centre offers a wide array of shops, dining options, and leisure facilities. You'll find everything you need right at your doorstep.

For those who love the outdoors, Leven's coastal setting provides endless opportunities for exploration. The picturesque beach is perfect for leisurely strolls or simply soaking in the serene atmosphere. Golf enthusiasts will appreciate the several world-class golf courses nearby.

Transportation is a breeze, with excellent road links connecting you to nearby towns and cities, including St. Andrews and Dundee. The railway station provides convenient access to Edinburgh, making it ideal for commuters.

Whether you're seeking the tranquillity of the seaside, the convenience of local amenities, or the charm of a historic town, Leven has it all. It's a place where you can enjoy life in a captivating coastal setting.



19 MARTIN STREET

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McEwan Fraser Legal is delighted to offer part exchange for this excellent home.

Welcome to your perfect home: a mid-terraced villa. Step into your future with this exquisite mid-terraced villa. Every aspect of this property has been carefully designed to offer the ideal blend of style, functionality, and comfort. As you enter, you'll immediately notice the stunning open-plan layout. The lounge seamlessly flows into the kitchen and dining room, where a fabulous island takes centre stage and patio doors open to the garden. It's the perfect spot for morning coffee, casual meals, or lively dinner parties with friends. The bedrooms are spacious providing the ideal spaces to unwind after a long day. An added bonus is the box room. The family bathroom is beautifully appointed, offering a tranquil place to rejuvenate.

The property features tidy gardens both front and back, where you can enjoy the outdoors and perhaps put your gardening skills to use. And when it comes to parking, you'll find ample spaces nearby for your convenience. This home isn't in a chain, so you can move in and start creating memories right away. The thoughtfully designed layout, stylish finishes, and convenient location make this villa the perfect place to call home.

Don't miss your chance to make this exceptional property your own. Contact us today to schedule a viewing and begin the next chapter of your life in this beautiful home.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

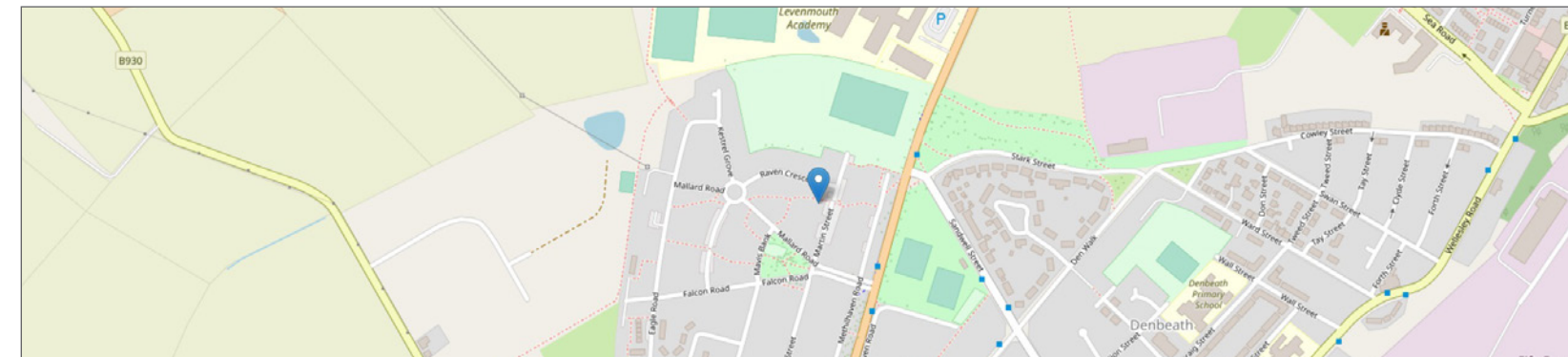


Approximate Dimensions
(Taken from the widest point)

Lounge	4.05m (13'3") x 3.45m (11'4")
Kitchen/Diner	6.10m (20') x 2.65m (8'8")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	4.10m (13'5") x 3.05m (10')
Bedroom 2	4.10m (13'5") x 3.05m (10')
Box Room	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 74m²

EPC Rating: C





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Part
Exchange
Available

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer