



**Thorntons**   
The right way to move

## 11 Norman View

Leuchars, Fife, KY16 0ES



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## Summary

Offering well-presented and modern interiors, with a tasteful palette of décor throughout, this two-bedroom main-door lower villa is situated within an established residential development in Leuchars. The well-proportioned home is accompanied by front and rear gardens and is sure to appeal to first-time buyers, professionals, couples, small families, downsizers, and rental investors alike. Leuchars is home to reliable everyday amenities, such as shops, a primary school, and transport links, with more extensive amenities in the surrounding villages and towns.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

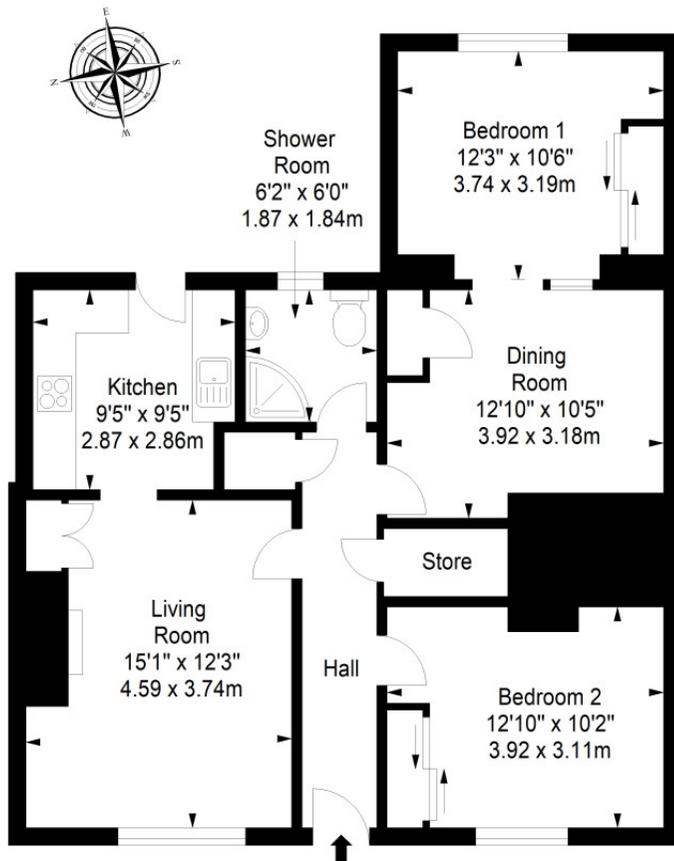
## Features

- Main-door lower villa in Leuchars
- Well-presented, modern interiors and tasteful décor
- Entrance hallway with built-in storage
- West-facing living room with homely stove
- Attractive, modern kitchen with external access
- Versatile dining room
- Two double bedrooms with built-in wardrobes
- Bright, modern shower room
- Well-maintained front and rear gardens
- Access to unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan

Ground Floor  
Approx. 80.2 sq. metres (863.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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