



Stevenson Marshall
Property & Law

Listonville
5 Mansfield, Leslie, KY6 3JX
Offers over £490,000

Listonville, 5 Mansfield, Leslie

Set within the most stunning mature garden ground (approx. 0.5 acre), a most impressive Victorian semi detached villa dating back to 1877, with many fine period features typical of this era. Viewing a must!

There is a flexible internal layout which includes an entrance vestibule, large reception hallway, bay windowed lounge, dining room, modern shower room, large luxury dining kitchen (with limestone flooring, granite work surfaces, inframe oak units and stone fireplace), generous pantry, rear vestibule, (with underfloor heating and garage access), large upper landing, four bedrooms and family bathroom. The Lacanche six hob range cooker and quality integrated appliances are included in the sale price.

Gas central heating is installed with double glazed windows throughout, excellent storage, attractive garden views and period features, including working shutters, original parquet flooring, wrought iron balustrade, oak banister, deep skirting, decorative ceiling coving and traditional fireplaces throughout.

The loft above the kitchen is accessed from a hatch in the garage and the extensive main loft is accessed via a pull-down timber ladder from the upper landing.





Room sizes

- Lounge (with bay window) 6.20m x 5.92m (20'4 x 19'5)
- Dining room 4.73m x 4.42m (15'6 x 14'6)
- Shower room 3.33m x 2.14m (10'11 x 7'1)
- Dining kitchen 7.04m x 4.35m (23'1 x 14'3)
- Pantry 2.99m x 1.90m (9'9 x 6'3)
- Rear vestibule 3.37m x 1.86m (11'0 x 6'1)
- Upper landing
- Bedroom 1 (with bay window) 5.44m x 4.60m (17'10 x 15'1)
- Bedroom 2 4.67m x 3.02m (15'4 x 9'11)
- Bedroom 3 4.06m x 3.68m (13'4 x 12'1)
- Bedroom 4 3.54m x 3.51m (11'8 x 11'6)
- Bathroom 2.25m x 2.21m (7'4 x 7'3)
- Garage (including workshop) 3.68m x 2.59m (12'1 x 8'6)

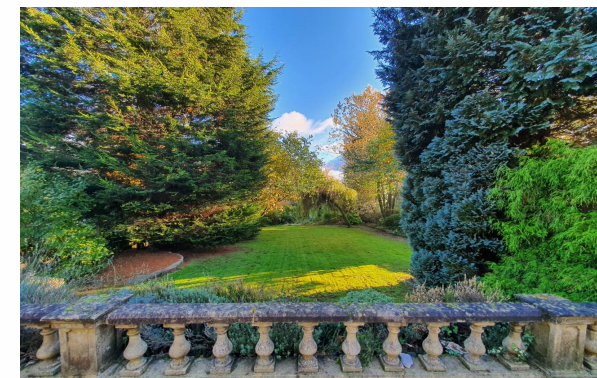


Listonville, 5 Mansfield, Leslie

The beautiful gardens boast a host of large mature trees, flower beds, shrubs, stone steps, pathways, two well-manicured lawns, maximum privacy and a south facing aspect. There is a generous patio area with feature stone pillar balconette, log store, drying facilities, courtyard, timber garden shed and security gates. A garage (with laundry facilities and workshop space) and large gravel driveway provide ample off -street parking for several vehicles.

Leslie has some local shops and services, whilst a wider range of amenities are available within a short driving distance in Kinross and Glenrothes. There is easy access to the M90 motorway for both travel both north and south. Excellent state schooling is available nearby, for which transport is provided, with private schooling being provided at Dollar Academy, and Kilgraston. There are mainline railway stations in Markinch (3 miles) and Kirkcaldy, with Edinburgh Airport approximately a forty minute drive to the south. Park and Ride facilities are available in Halbeath, Dunfermline for access to Edinburgh, Perth and beyond.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk