



Billow Ness
Promenade, Leven, KY8 4HY

Offers over £335,000

Bilow Ness, Promenade, Leven

Rarely available, a traditional detached chalet bungalow (circa 1948) with uninterrupted sea views to front, neat garden grounds and adjacent single plot (development potential, subject to planning).

There is a flexible layout which includes entrance vestibule, large reception hallway, two bay windowed public rooms to front, downstairs double bedroom, dining kitchen (with two pantries) WC/cloaks, landing (with feature stained-glass window), two further double bedrooms, two box rooms and bathroom.

Partial gas central heating is installed with double glazed windows, many period features throughout, excellent storage and sea views to front.





Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge:- 5.36m x 4.71m (17'7 x 15'5)

Dining room:- 5.36m x 4.71m (17'7 x 15'6)

Downstairs bedroom:- 3.95m x 3.87m (13'0 x 12'9)

Dining kitchen:- 4.63m x 2.86m (15'2 x 9'5)

WC/cloaks:- 2.65m x 1.13m (8'9 x 3'9)

Upper landing

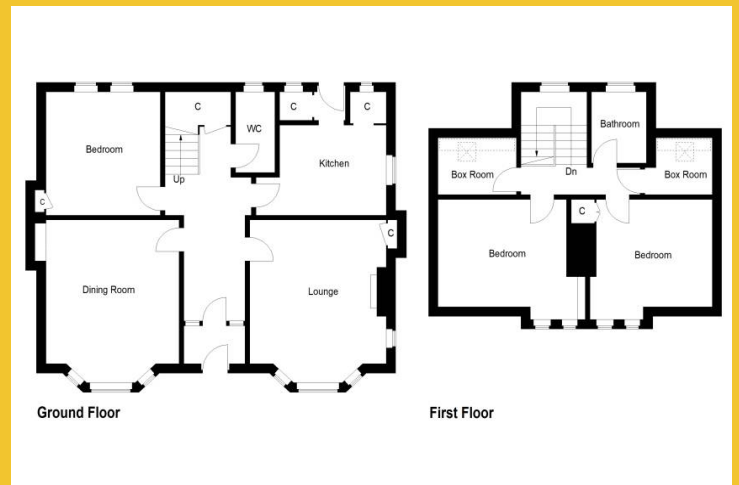
Bedroom:- 4.17m x 3.47m (13'8 x 11'5)

Bedroom :-3.98m x 3.62m (13'1 x 11'11)

Box room:- 2.66m x 1.61m (8'9 x 5'3)

Box room:- 2.66m x 1.60m (8'8 x 5'3)

Bathroom:- 2.83m x 1.70m (9'4 x 5'7)



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The property boasts neat walled garden grounds to front, side and rear, which feature lawn areas, numerous shrubs, flower beds, outbuildings and access to rear lane. A garage and driveway to front provide ample off street parking. Worth highlighting is the large walled single plot to side, which offers superb development potential (subject to planning permission).

Billow Ness is located on the promenade, in the heart of the popular sea-side town of Leven, close to excellent local amenities, which include well reputed schools, two links golf courses, high street shopping, restaurants, bars, café's and sandy beaches. A fast road network leads to the M90 and A92 and a regular bus service operates within the immediate vicinity.

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



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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.

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