



5 The Birches Maitland Street, Leven, KY8 4RJ

Offers Over £160,000







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## OFFERS OVER £160,000

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Number Five The Birches is a spacious maisonette with accommodation over two levels and area of garden to the rear.

The property is located close to all amenities Leven has to offer with a comprehensive range of facilities including shops, bars, restaurants, supermarkets and recreational activities with Scoonie Golf Course only a short walk property the property.

The property Is entered via an external stone staircase to the rear where a door leads into the entrance vestibule. A door leads into the W.C. which is fitted with a wash hand basin and W.C. set within vanity unit. Opaque window to the rear.

A door from the vestibule leads into the entrance hallway with large storage cupboard.

The lounge offers a window to the side and rear. Feature electric fire. A door leads into the fitted kitchen.

The kitchen is fitted with dark navy base and wall units, coordinating work surfaces. Belfast sink. Halogen hob with extractor above. Electric oven. High level microwave. Window over looks the rear.

Bedroom one offers a feature Bay window to the front. Fitted mirrored wardrobe facilities.

Open plan area offering space to dine, two windows to the front. Open tread staircase to the upper level.

Bedroom two offers Velux windows and storage cupboard.

Bedroom three offers mirrored wardrobe facilities and Velux window to the rear.

The family bathroom is fitted with a W.C., wash hand basin, bath and separate shower cubicle with mixer shower.

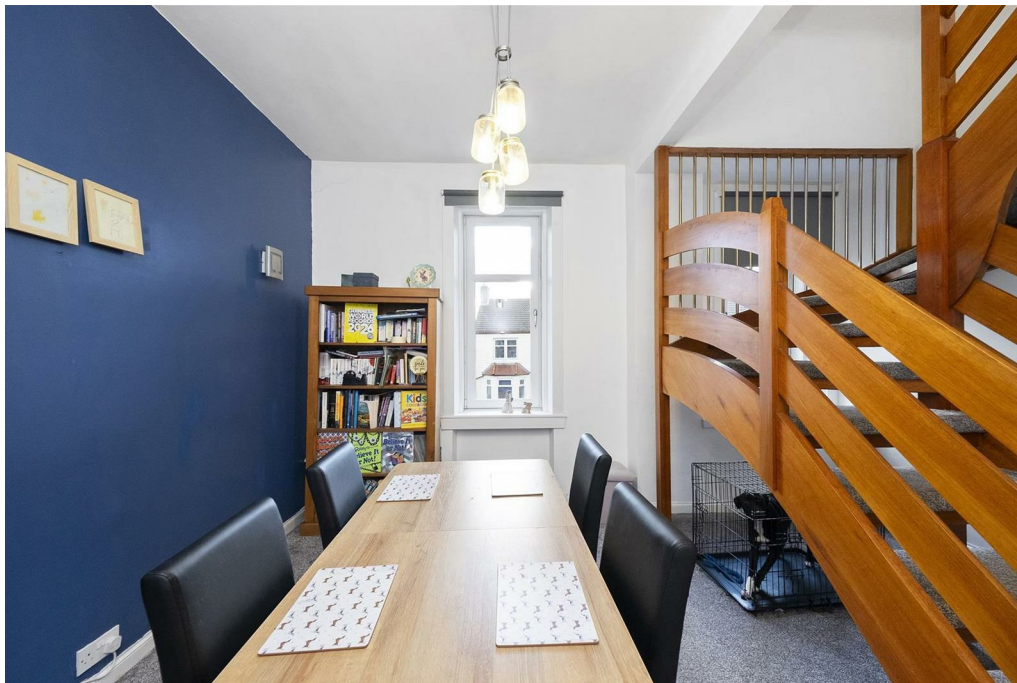
Within the hallway there is access to the attic and a large walk in storage cupboard housing the new central heating boiler.

The property offers gas central heating via a newly installed boiler and all windows are double glazed.

Externally there is an area of garden ground which is laid to lawn with Summerhouse.







- Spacious Maisonette with area of garden to the rear
- Entrance Vestibule & Hallway
- W.C.
- Lounge
- Fitted kitchen
- Open plan dining area
- Three bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Area of garden ground with summerhouse

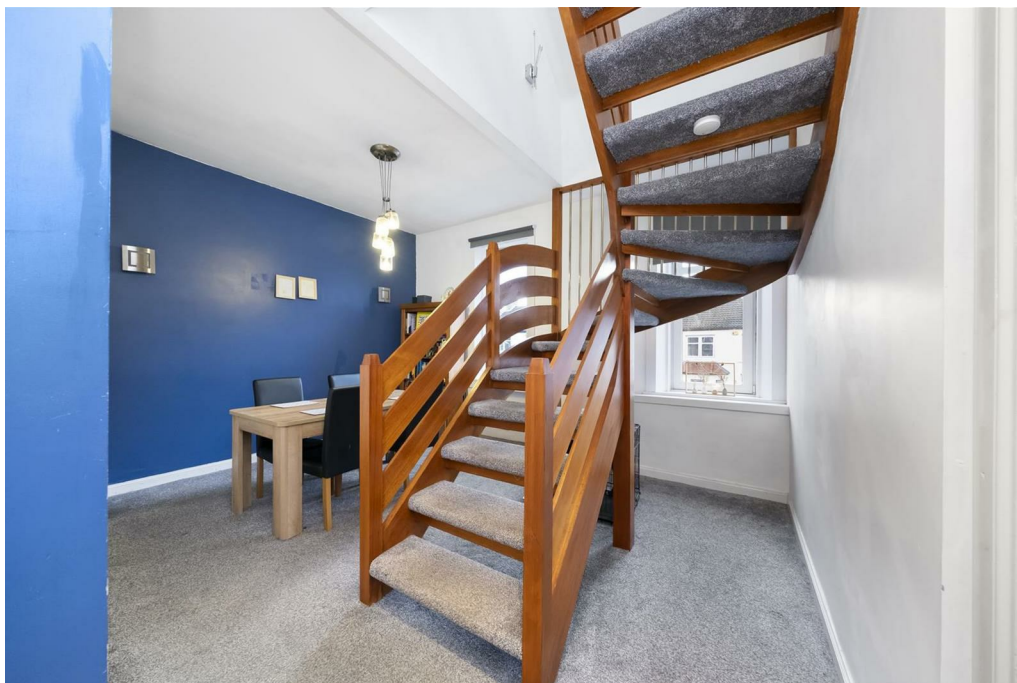
## INCLUDED

## SERVICES

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**  
**EPC RATING: D**  
**FLOOR AREA: 1969.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	14'4" x 16'0"
Kitchen	10'5" x 8'8"
Bedroom 1	16'4" x 13'0"
Bedroom 2	14'3" x 10'11"
Bedroom 3	10'4" x 11'6"
Bathroom	10'4" x 11'6"
W.C.	5'10" x 4'0"
Open plan dining area	14'11" x 11'8"



## 5 The Birches, Maitland Street, Leven



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267189)



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### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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