





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Situated in the heart of Leven, this generously proportioned three-bedroom upper apartment offers spacious accommodation across one level. Bridge Street is ideally positioned within central Leven, placing an excellent range of everyday amenities within walking distance. Leven benefits from supermarkets, independent retailers, cafes, schools, leisure facilities and a popular promenade with beach access. Excellent transport connections include the recently reopened Leven railway station, offering direct links into the wider Fife area and Edinburgh, making the town an increasingly attractive choice for commuters.

Accessed via a private ground floor entrance and staircase, the property opens into a welcoming central hallway which provides access to all accommodation. The bright and distinctive living/dining room is a particular feature of the home, benefiting from an attractive angled layout and multiple windows allowing for excellent natural light throughout the day. The fitted kitchen offers ample storage and workspace, while the property further comprises three well-proportioned bedrooms, providing flexibility for family living, home working or guest accommodation. The accommodation is completed by a family bathroom fitted with a three-piece suite.

Externally the property has on street parking available.

Early viewing is highly recommended to appreciate the spacious accommodation and convenient location on offer.

EPC Rating - D
Council Tax - A





Location

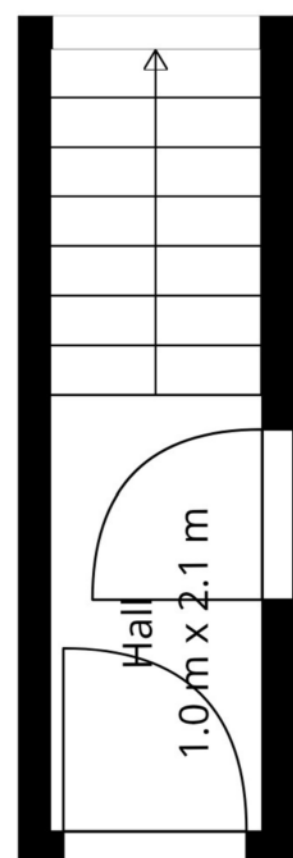
Nestled on the stunning Fife coast, Leven combines seaside charm with excellent connectivity and a growing range of amenities. With its beautiful sandy beach, attractive promenade, and revitalised town centre, Leven offers an appealing lifestyle for families, professionals, and retirees seeking the perfect balance of coastal living and everyday convenience.

The town benefits from a variety of local shops, supermarkets, cafés, restaurants, schools, and leisure facilities, ensuring all daily needs are well catered for. Nearby retail and entertainment options throughout the East Neuk and central Fife further enhance the area's appeal, while a strong sense of community contributes to Leven's welcoming atmosphere.

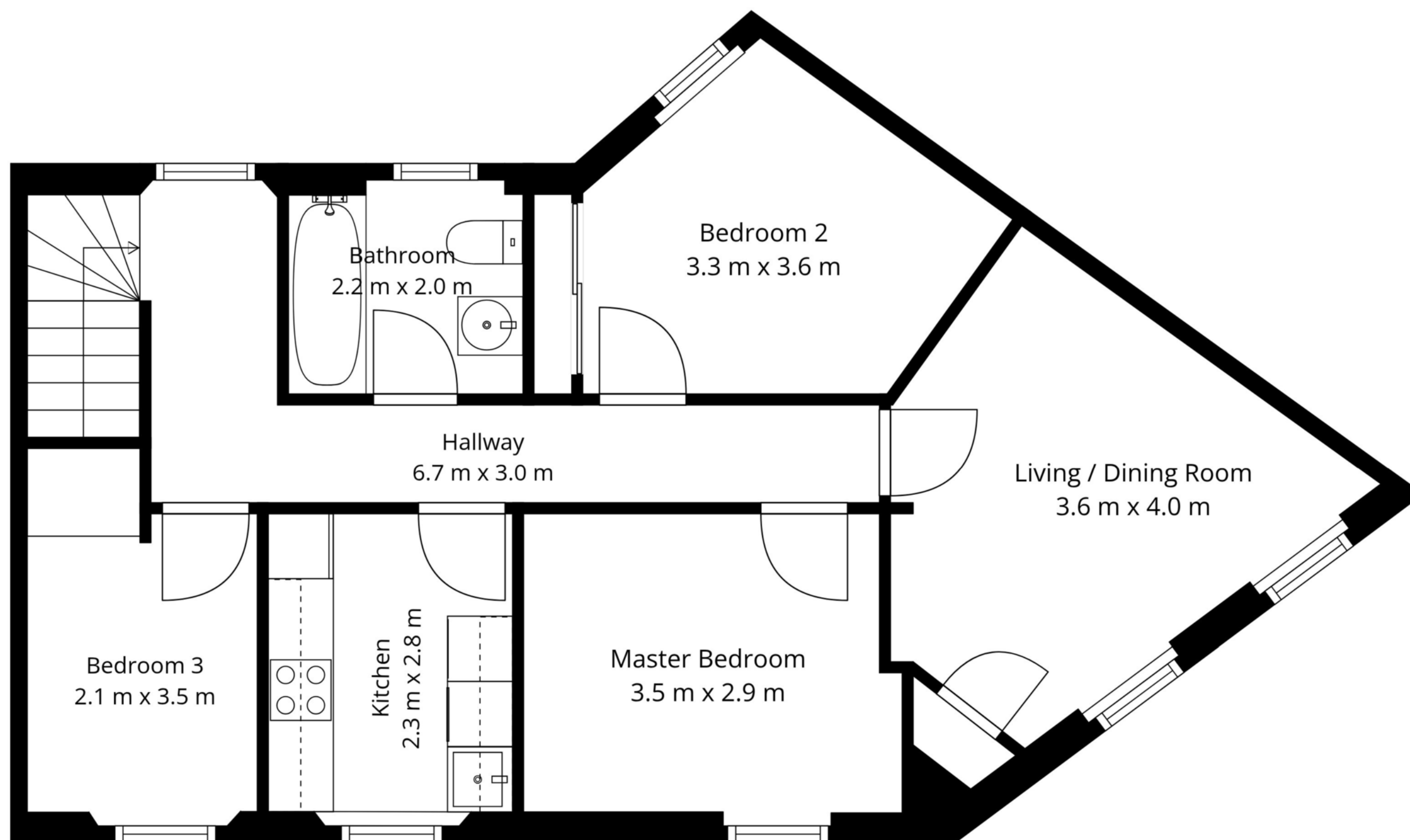
Leven is particularly well placed for commuters, with excellent road links connecting to Kirkcaldy, Glenrothes, St Andrews, and the wider Fife region. The recently reopened Leven railway station provides direct rail connections to Edinburgh via Kirkcaldy, significantly improving accessibility for both business and leisure travel.

For those who enjoy outdoor pursuits, Leven offers an abundance of recreational opportunities. Residents can take advantage of the town's award-winning beach, coastal walking and cycling routes, nearby golf courses, and easy access to Fife's renowned fishing villages and countryside. Combining coastal beauty, modern connectivity, and a growing range of amenities, Leven presents an exceptional lifestyle opportunity in one of Fife's most up-and-coming seaside locations.





Ground Floor



First Floor



TOTAL: 68 m2
 GROUND FLOOR: 4 m2, FIRST FLOOR: 64 m2
 EXCLUDED AREAS: WALLS: 9 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

