



Offers Over £229,000
28 Coldstream Crescent
Leven, KY8 5TD



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Coldstream Crescent

Leven, KY8 5TD

LOCATION IS KEY. A fantastic semi detached villa sitting on the edge of the beautiful Letham Glen. Accommodation comprises; Vestibule, spacious Hall, Extra Large Lounge, Kitchen, downstairs WC, three generous sized bedrooms, Family bathroom, a fourth bedroom downstairs that could also be used as a dining room. Beautifully landscaped gardens. Fabulous Family home. Viewing strictly by appointment.





Vestibule

Access to the property is through a paneled UPVC door with patterned glazed insert accompanied by a full length frosted glass panel allowing plentiful natural light into the hallway. A further heavy wooden door with glass inset gives way to the hallway.

Hallway

An extremely well sized hallway gives access to the downstairs WC, Lounge, breakfasting Kitchen, Bedroom four/Dining room along with a shelved storage cupboard and a very large under stairs storage cupboard. The staircase rises to the upper level with an extra large frosted glazed window allowing floods of natural light into both the upper and lower hallways. The wide upper hallway gives way to bedrooms 1, 2 and 3, a large cupboard into the coombe of the roof, making fantastic use of all storage options and the attic hatch.

Lounge

4.23m x 6.25m (13' 11" x 20' 6")
This spacious public room is located towards the front of the property and enjoys an abundance of natural light from the over sized wall to wall window formation and shows views into the front garden and Letham Glen beyond. A fantastic room which would be able to accommodate the largest of furniture.
Wood



style lining to the ceiling with concealed lighting along one wall. Floor vents for central heating.

Kitchen

4.12m x 2.88m (13' 6" x 9' 5")

The well sized kitchen is located to the rear of the property offering a range of floor and wall mounted storage units, drawers, display shelving, wipe clean work surfaces, inset stainless steel sink with mixer tap. Integrated oven and hob with extractor fan above and a round breakfast bar able to accommodate two or three seats. Space for automatic washing machine and under counter fridge. A cupboard offers storage and a further door leads to the back garden.

Bedroom Four/Dining Room

2.32m x 5.24m (7' 7" x 17' 2")

Located on the ground floor towards the rear of the property this fourth bedroom could also be used as a formal dining room. Window looks to the gardens at the rear.

Downstairs Cloakroom WC

Beautifully remodelled modern WC, two piece suite comprises; low flush WC and pedestal wash hand basin. Stainless steel heated towel rail. Large light marble effect tiles from floor to ceiling on all walls, tiled floor and modern panel lining to the ceiling with spotlights.



Upper Floor

Bedroom One

4.62m x 3.83m (15' 2" x 12' 7")

Located to the front of the property a fantastic generous sized double bedroom with double window formation looking over the front garden and Letham Glen beyond. The large windows allows for natural light. A supply of hanging and shelved wardrobes extends along the majority of one wall. Central light pendant. Sizes include the coombe of the ceiling.

Bedroom Two

4.49m x 3.95m (14' 9" x 13' 0")

Another excellent sized double bedroom to the rear of the property, benefits from the large window formation over looking the back garden and onto Coldstream Crescent itself. Again fitted with a supply of hanging a shelved wardrobes along one wall to offer storage. Sizes include the coombe of the ceiling. Central ceiling light.

Bedroom Three

4.04m x 2.71m (13' 3" x 8' 11")

This double bedroom is also located to the rear of the property. Another large window over looking the back garden and allowing natural light. Sizes include the coombe of the ceiling.



Family Bathroom

2.49m x 1.66m (8' 2" x 5' 5")

The family bathroom with three piece suite comprises; low flush WC, pedestal wash hand basin and a large walk in shower cubicle with electric wall mounted 'Mira' shower. Wood lining and strip lighting to the ceiling, light marble affect tiling to the walls with light coloured wet wall within the shower cubicle. Large frosted glazed window allowing light and ventilation.

Attic Space

9.21m x 4.16m (30' 3" x 13' 8")

Access is given via an extra large attic hatch with a Ramsey ladder. The attic is large, has been fully floored and has an electricity supply. This allows for fantastic storage or with the right planning permissions has potential to be converted to a further bedroom.

Gardens

Beautifully landscaped gardens to the front and rear of the property. The front garden split into two areas with a large decking area surrounding the front door and window and the remainder of the garden being laid mostly to lawn with decorative flagstone paving surround and providing a direct path into the Letham Glen car park. The back garden provides a raised lawn, decorative stone



dying area and a well maintained mono block driveway which is accessed from Coldstream Crescent this also allows access to the garage.

Heating and Glazing

Gas central heating and Double glazing

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute

information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

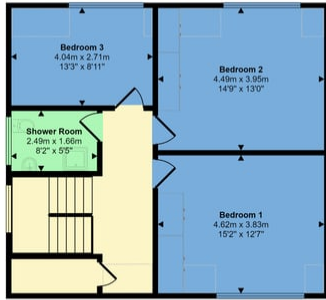
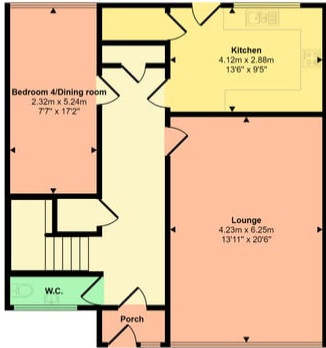
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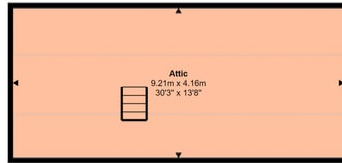




Approx Gross Internal Area
185 sq m / 1991 sq ft



First Floor
Approx 69 sq m / 741 sq ft



Second Floor
Approx 38 sq m / 412 sq ft

Ground Floor
Approx 78 sq m / 838 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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