



Offers Over £235,000
Ricabeth
Promenade



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Ricabeth

Leven, KY8 4HY

Boasting the BEST OF LOCATIONS. This SEMI DETACHED FAMILY HOME offers glorious uninterrupted views over Leven Promenade, The Firth of Forth and onto the Lothian Hills beyond. Positioned a stones throw from the beach and within easy walking distance of the High Street, Golf Courses, the Railway Station and many other amenities. Accommodation on the ground floor comprises: Vestibule, Hall, superbly appointed lounge with impressive Bay Window, Formal Dining room, Kitchen and downstairs cloakroom WC, upstairs there is three bedrooms and the family bathroom. Gardens, Gas Central Heating, Double Glazing, New Roof. A spacious Family Home enjoying the best of sea views.





Entrance Vestibule.

Access to the property is through a panelled and pattern glazed UPVC external door. The Vestibule has quarry tile flooring and cloaks hanging space. A further timber and glazed door leads to the Hall.

Hall

The hall has internal doors leading to the lounge and dining room. A third door accesses a small cloakroom WC. The staircase rises to the upper level.

Lounge

A tastefully appointed and beautifully presented public room positioned to the front of the property. The most impressive of Bay Window formations offer glorious views over Leven Promenade, the Firth of Forth and onto the Lothian Hills beyond. Focal point for the room is an electric display fire place set within timber surround and mantle. Recessed alcove with cupboard and display shelf. Feature cornice to the ceiling.



Dining Room

A second spacious public room with ample space for the largest of dining tables plus additional free standing furniture. Window formation looks to the front of the property and enjoy these wonderful views to the south. Recessed alcove with cupboard and display shelf. Coving to the ceiling. Further door leads to the kitchen.

Kitchen

The kitchen offers a supply of gloss finished floor and wall storage units, contrasting wood effect wipe clean work surfaces with tiled splash backs and enamel Belfast sink with mixer taps. Plumbing for automatic washing machine. The room also houses the gas central heating boiler. Window formation looks to the rear. An external UPVC door exits to the side of the property.

Cloakroom WC

A handy downstairs cloakroom WC with facilities comprising wall mounted wash hand basin and low flush WC. Storage shelving.



Upper Floor

Stairs and Landing

The stairs rise to the upper level. The landing has a sky light window allowing natural light. Internal doors lead to the family bathroom and all three bedrooms.

Bedroom One

A generous sized well presented double bedroom position to the front front of the property. A double floor to ceiling window offers fabulous uninterrupted views over Leven Prom, the Firth of Forth and Lothians beyond. Cupboard allows for storage.

Bedroom Two

The second double bedroom has a double window formation looking to the side of the property.

Bedroom Three

The third bedroom is positioned to the rear of the property with window formation over looking the rear garden area.



Bathroom

The Family Bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with chrome finished mixer taps with shower fitments. Heated chrome finished towel rail. Opaque glazed window.

Gardens

The front garden offers easy maintenance mainly laid to flagstone and inset flower beds. The rear garden is mainly laid to concrete and includes a bin storage area and small timber shed. The rear garden is also accessed from a private road.

Heating and Glazing

Gas Central Heating, Double Glazing and NEW ROOF

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

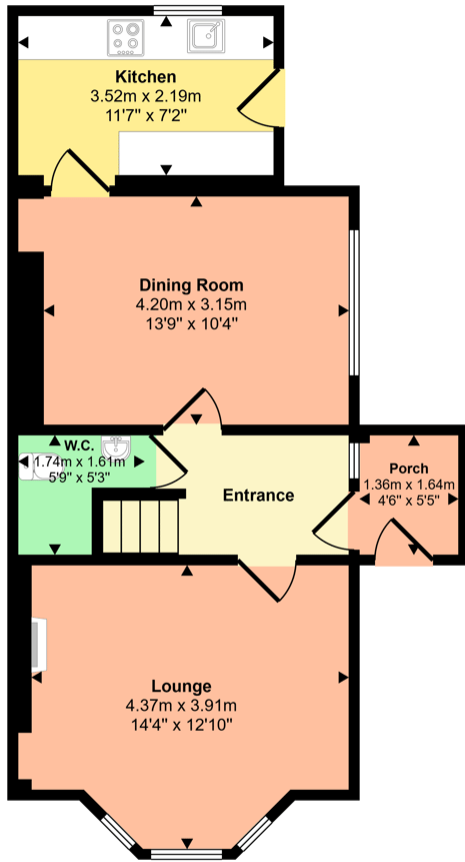
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

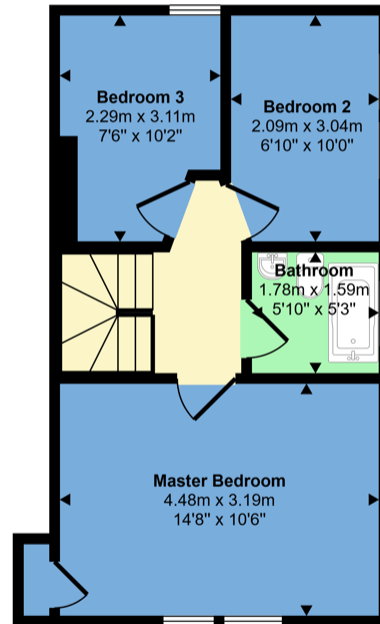
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
88 sq m / 942 sq ft

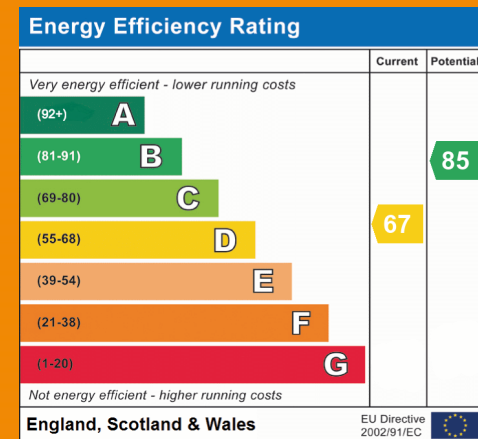


Ground Floor
Approx 50 sq m / 539 sq ft



First Floor
Approx 37 sq m / 403 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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