



Offers Over £154,950  
2a Broomieknowe



DELMOR

01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)





# Broomieknowe

Leven, Fife, KY8 4QP

\*\*\* Reduced, substantially below Home Report Value \*\*\*

Centrally Located, This STUNNING UPPER FLAT comes to the market in TRUE SHOW ROOM condition, beautifully presented and extremely spacious (previously two flats) accommodation comprises: Entrance Porch, spacious hall, fabulously appointed, beautifully presented lounge, superb remodelled kitchen with open plan dining room, redesigned family shower room, Master Bedroom with en-suite bathroom, two further bedrooms. Quality Double Glazing, Gas Central Heating, modern professional decoration and quality finishing. Gardens to the rear. A SIMPLY FABULOUS FAMILY HOME







### Entrance Porch

Access to this stunning upper apartment is from an external staircase then through a glazed external door. The Porch has a new modern light oak and glazed door leading to the hall.

### Hall

The professionally decorated double hall has high end oak and glazed and oak internal doors leading to the lounge, the kitchen dining room, all three bedrooms and the Family Shower Room and a cupboard allowing for storage. Tasteful Georgian style two tiered ceiling with down lighters.

### Lounge

Simply fabulous, this beautifully appointed, extremely spacious public room is positioned to the front of the property, two separate windows look to the front of the property and offer an open outlook down Commercial Road. A feature of the room is vertical internal windows borrow/lend light to the dining area. Focal point for the room is an attractive display fire set upon a marble hearth with surround and heavy timber mantle. Feature wall decoration with concealed cupboard. Classic Georgian two tiered ceiling with coving.

### Kitchen Dining Room

The remodelled kitchen is divided from the dining area by a large breakfast bar, the room enjoys a good supply of modern gloss finished floor and wall storage units, wood effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Tiled splash backs, space for slot in cooker. Fixed extractor, plumbing for slim line dishwasher. (the white goods may be included subject to price or by separate negotiation) A further matching light oak door leads to the Utility Room. The dining room area is large enough for a good sized dining table plus additional free standing furniture, as mentioned has feature quadruple vertical internal windows borrowing/lending light to the lounge. Classic Georgian two tiered ceiling.

### Utility Room

The Utility room has matching (with the kitchen) floor and wall storage units and wood effect wipe clean work surfaces. Inset stainless steel sink with drainer and singular taps. Tiled splash backs. Double aspect window look to both the side and rear. A further external door exits the property.





### Master Bedroom

The beautifully presented Master bedroom is positioned to the rear of the property with window formation over looking the rear garden area. Built in wardrobes with wide mirror sliding doors extend along the greater part of one wall. Additionally there is a large walk in wardrobe allowing for additional storage. A further sliding mirrored door provides access to the En-Suite Bathroom.

### En-Suite Bathroom

The En-Suite Bathroom is again attractively finished, extensive modern panelling, three piece suite comprises low flush WC, wash hand basin set into a vanity unit and full sized panel bath. Additional Vanity cupboards. Double aspect opaque glazed windows look to the side and rear.

### Bedroom Two

A second excellent sized double bedroom, this time positioned to the front of the property, tilt and turn window formation looks to the front of the property with open views down Commercial Road. Fully fitted wardrobes with sliding doors extends along the greater part of one wall. Tasteful neutral decor and Classic Georgian style ceiling.



### Bedroom Three

The third Bedroom is a single, tilt and turn window formation looks to the front of the property with views down Commercial Road. This room could easily function as a Home Office.

### Family Shower Room

Redesigned and beautifully finished, the shower room is wet walled throughout, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity with mirror and surrounding modern vanity cupboards plus a double enclosed shower area with thermostatically controlled shower. Georgian style two tiered ceiling with down lighters.

### Garden

There is a large area of private garden ground with the property, It includes an impressive raised decking sitting area, stone chipped areas, new fencing and shed. There is also a large shared drying green.

### Heating and Glazing

Gas Central Heating  
Quality Double Glazing.  
Professional Modern decoration and excellent finishing.





### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.co.uk)

### 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

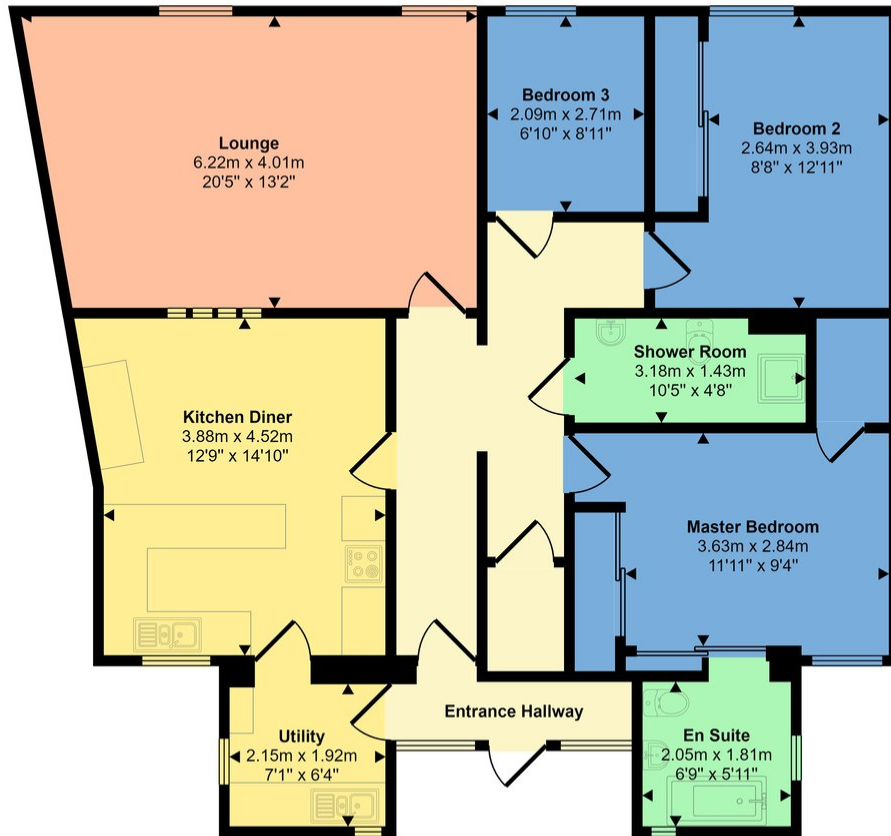
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.

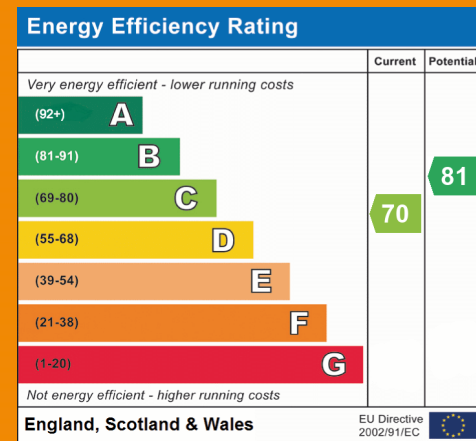


Approx Gross Internal Area  
111 sq m / 1198 sq ft



Floorplan

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.



52 Commercial Street, Leven, KY8 4LA  
01333 421 816  
leven@delmorestateagents.co.uk