



Offers Over £57,000
28 Lawrie Terrace
Leven, KY8 4DQ



DELMOR
01333 421 816
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Lawrie Terrace

Leven, KY8 4DQ

Enjoying a central location within walking distance of many local amenities, this UPPER FLAT comprises: Hall, bright spacious lounge, kitchen, remodelled shower room and double bedroom. Garden with drive and single garage. A great First Time Buy or BUY TO LET property. Viewing by appointment.





Entrance, Stairs and Hall

Access to the property is through a replacement UPVC external door, stairs rise to the upper hall. Internal doors lead to the lounge kitchen, bedroom and shower room. Cupboard allows for storage.

Lounge

A bright spacious public room positioned to the front of the property with window formation over looking Lawrie Terrace. Recessed alcove with cupboard and display shelf.

Kitchen

The kitchen, although in need of some upgrading retains a supply of oak finished floor and wall storage units, wipe clean work surfaces with inset sink, drainer and mixer taps. Space for slot in cooker. Window formation over looks the rear garden area.

Bedroom

A spacious double bedroom positioned to the front of the property with window formation over looking Lawrie Terrace. Cupboard allows for storage.

Shower Room

The shower room has been remodelled and is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and shower compartment with thermostatically controlled shower. Opaque glazed window.

Garden and Garage

The main garden includes a drive leading to a timber garage. Greenhouse.

Heating

Gas Central Heating

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
57 sq m / 610 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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