



Offers Over £89,950
17 Glebe Street
Leven, KY8 4QN



DELMOR
01333 421 816
leven@delmor.co.uk



Glebe Street

Leven, KY8 4QN

Superbly modernised and in move in condition. This GROUND FLOOR FLAT enjoys a central location within walking distance of the High Street, the Railway Station, Letham Glen and many other amenities. The modernised accommodation comprises; Entrance Vestibule, Hall, well appointed lounge, new remodelled kitchen, fabulous remodelled fully tiled shower room. Gas central heating. Double glazing. An IDEAL FIRST TIME BUY in move in condition.





Entrance and Hall

External access is through an attractive UPVC oak effect external door. The Vestibule offers access to the hall. Internal doors lead to the lounge, both bedrooms and shower room.

Lounge

A spacious well appointed public room, positioned to the rear of the property with window formation over looking the rear garden area. Feature wall decoration. Wall and ceiling lighting. Quality oak finished laminate flooring further door leads to the kitchen

Kitchen

The kitchen has been remodelled and is extensively tiled, enjoying a supply of modern high end contrasting floor and wall storage units, display shelving, drawer units complimentary wipe clen work surfaces with inset sink drainer and mixer taps. Integrated oven and small hob plus extractor. Large window formation looks to the rear. A quality UPVC external door exits to the rear . The room also houses the gas central heating boiler.



Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Glebe Street. The room enjoys built in wardrobes, drawers and cupboard. Quality laminate flooring.

Bedroom Two

The second bedroom is positioned to the rear with window formation over looking the rear garden area. Grey oak effect flooring.

Shower Room

The shower room has been fabulously redesigned, tiled throughout in Italian style over sized tiling. Three piece suite comprises low flush WC, wash hand basin set into an attractive vanity and superb shower area with the most modern of thermostatically controlled shower. Glazed shower screen. Vanity cabinet. Chrome finished ladder style heated towel rail.

Garden

Small garden to the front and sharded gardens to the rear with shared outhouse. .

Heating and Glazing

Gas Central Heating. Double Glazing.



Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333421816
www.delmor.co.uk
leven@delmor.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

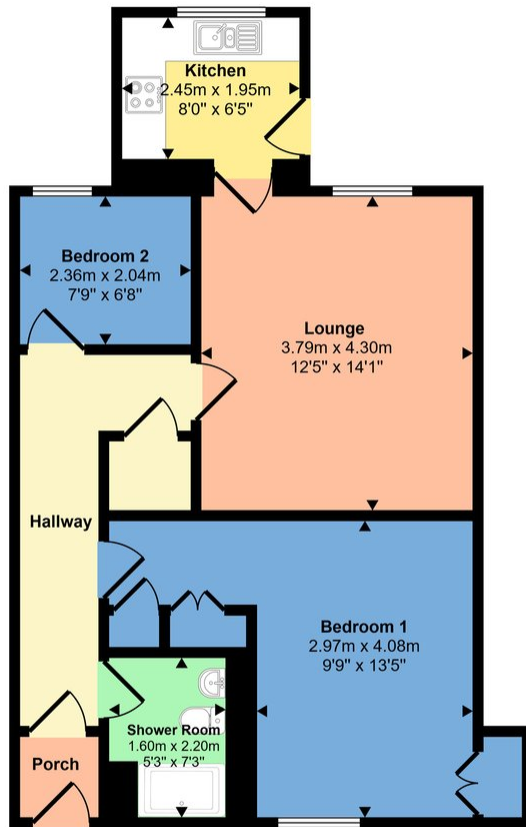
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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
60 sq m / 649 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	75	79
(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 	

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk