



Offers Over £69,950  
172 Den Walk  
Buckhaven, KY8 1DH



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# Den Walk

Buckhaven, KY8 1DH

A tastefully appointed ground floor flat, in a much sought after area of Buckhaven. Ideal for those looking for one level living, first time buyers or for investment alike. Accommodation comprises; spacious hall, well presented lounge, modern kitchen, recently re planned shower room and two double bedrooms. Fantastic easily maintained gardens to front and rear. Close to a host of local amenities and walking distance to major bus travel routes. MOVE IN CONDITION . Viewing is a MUST, strictly by appointment.





### Hall

Access to this superb ground floor flat is through an attractive UPVC door with opaque glazed insert. The hall has doors leading to the lounge, bathroom and both double bedrooms. Tasteful fresh décor.

### Lounge

Superbly presented, located to the front of the property with large window formation over looking easily maintained front garden. Attractive fireplace with marble base and living flame electric fire. Recessed alcove with cupboard and display shelf. Feature wall decoration. Engineered timber flooring.

### Kitchen

The kitchen has been upgraded and offers a supply of modern floor and wall storage units, drawers, wipe clean work surfaces with inset stainless steel sink, drainer and mixer tap. Plumbing for automatic washing machine and dish washer. Space for slot in cooker and fridge freezer. Two window formations and a UPVC door egress to the beautiful rear gardens. (White goods may be available by negotiation)

### Bathroom

The bathroom has recently under gone a full renovation and upgrade, three piece suite comprises ; low flush WC, wash hand basin set into a tasteful vanity unit and full walk in shower. The room enjoys quality Italian style tiling and wet walling. Chrome finished ladder style heated towel rail. Opaque glazed window.

### Bedroom One

A spacious room benefitting from a range of fitted wardrobes with mirror sliding doors extending along one wall. Bright neutral decor with feature wall decoration. Window formation looks to the front of the property.

### Bedroom Two

The second double bedroom is located to the rear of the property with window formation over looking the rear garden area. Neutral decor with feature wall decoration. Boiler can also be found in the room.





### Gardens

Well looked after and easily maintained gardens to both the front and rear of the property include decorative stone chips. Garden to the rear also benefits from patio and raised patio with decorative stone chips, clothes drying area, seating areas and timber shed to the rear.

### Heating and Glazing

Gas combi central heating, quality 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

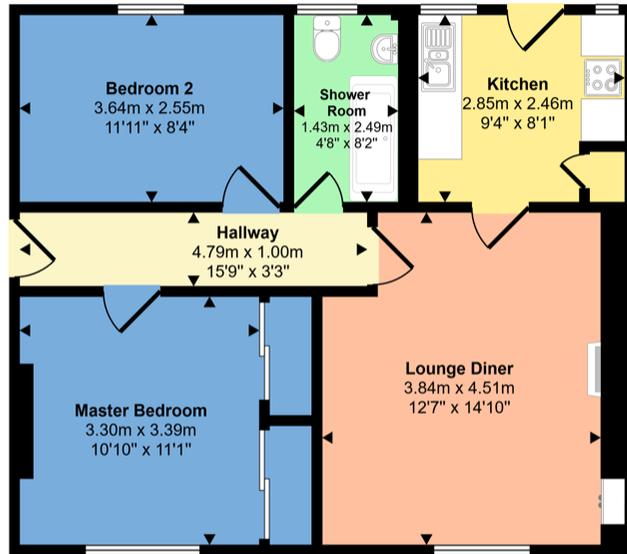
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

### 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 / 650 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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 66                      | 69        |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

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