



Offers Over £69,950
169 Den Walk



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Den Walk

Methil, Leven, KY8 3JH

This attractive two bedroom modern UPPER FLAT forms part of a purpose built block of four, which is conveniently located for local amenities including the new rail link. Flat is beautifully presented and benefits from gas fired central heating throughout. Accommodation comprises; Vestibule, hall, large bright lounge, well fitted kitchen, two good sized double bedrooms, refurbished modern bathroom and large garden to rear which included patio and lawn. Viewing by appointment.





Vestibule

Good quality UPVC front door with inset double glazed panels opens into this vestibule from where a further good quality door leads to the hall. Three large double glazed windows.

Hall

The hall gives access to the lounge, bathroom and both bedrooms. Good quality laminate floor.

Lounge

Most attractive room located on the front of the property with double width window providing plenty of light. Door opens to the kitchen. Large built in cupboard.

Kitchen

Kitchen is located to the rear of the property with a window overlooking the garden. Kitchen is beautifully fitted with wall and floor storage units, wipe clean worksurfaces, sink and drainer. Plumbing for automatic washing machine. Oven, hob and extractor hood will be included within the sale price.

Bedroom One

Very good sized double bedroom located to the front of the property with a double width window attracting light. Built in cupboard.



Bedroom Two

Second bedroom is again a good sized double, this time located to the rear of the property with a window over looking the garden.

Bathroom

Very attractive recently refurbished bathroom modern bathroom with a frosted glass window providing light and ventilation. Bathroom is equipped with a three piece white suite comprising; WC, wash hand basin and bath complete with shower and screen. Wash hand basin is set into an attractive vanity unit. Walls are mainly lined with wet wall.

Garden

Gardens to the rear of the property which is enclosed with in substantial fencing. Area closest to the house is paved, rest laid out in lawn. Timber garden shed.

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
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.

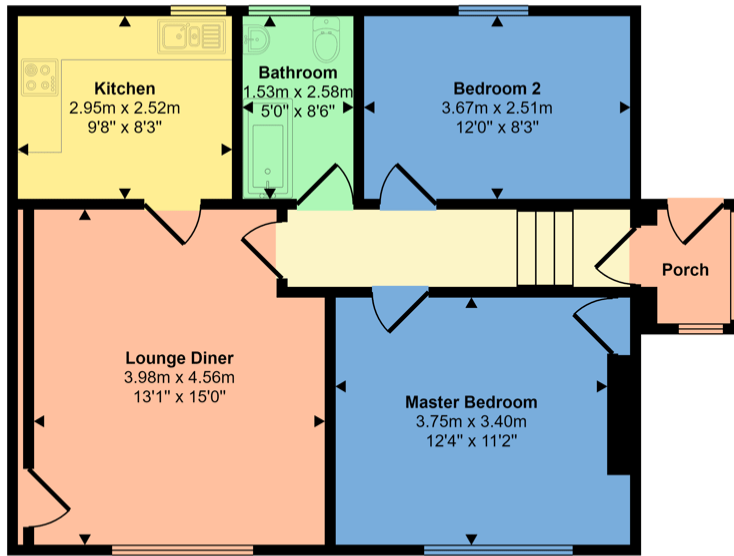
FREE VALUATION

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
64 sq m / 684 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	76	76
(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@delmorestateagents.co.uk