



Offers Over £85,000
3 Roseberry Terrace
Leven, KY8 4PB



DELMOR

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Roseberry Terrace

Leven, KY8 4PB

A traditional upper flat located close to the beach, town centre and railway station, offering views to the Forth Estuary and Lothians beyond. Accommodation comprises: Entrance Vestibule, Hall, bright spacious lounge, modern kitchen, two bedrooms and shower room. Gas central heating and double glazing. Freshly decorated throughout. A superb FIRST TIME BUY.





Vestibule and Hall

Access to the property is from an external staircase then through a tradition timber and glazed external door. The hall leads to the lounge, kitchen, both bedrooms and bathroom.

Lounge

A bright, spacious, well appointed public room, positioned to the front of the property with window formation looking towards the town centre. Built in press style cupboard. Fresh neutral decor. Laminate flooring.

Kitchen

The kitchen has been remodelled and enjoys a good supply of modern beechwood finished floor and wall storage units, drawer units, built in wine racks, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated eye level double oven, extended five burner gas hob and modern chrome and glazed finished extractor. Tiled splash backs, Plumbing for automatic washing machine. Window formation over looks the shared drying green area.



Shower Room

The shower room has again been remodelled and is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed shower compartment.

Bedroom One

A superb over sized double bedroom, positioned to the rear of the property with window formation offering views over roof tops to the Forth Estuary and Lothians beyond. Built in press style cupboard. The floor has under lay laid in preparation for laminate or carpeting.

Bedroom Two

The second bedroom is again positioned to the rear with window formation offering an outlook to the south.

Shared Drying Green and Garden

There is a shared drying green and garden to the front of the property. There is on street parking plus a large car park opposite.

Heating and Glazing

Gas Central Heating, Double Glazing. Freshly decorated throughout.



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.



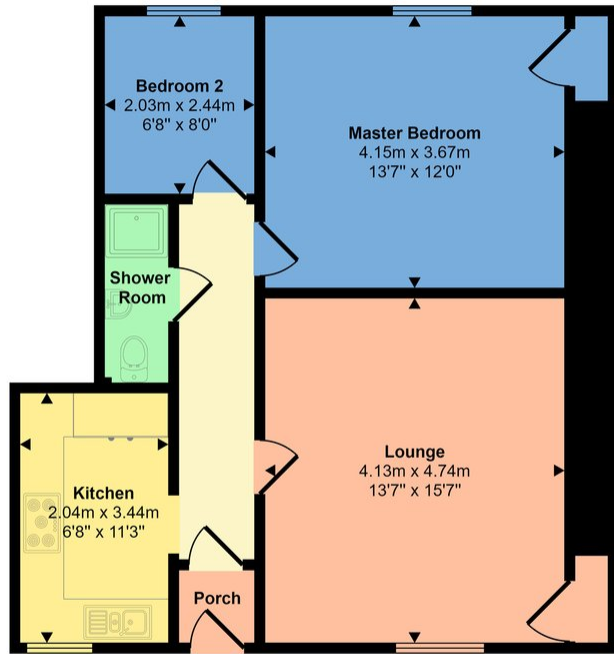
MORTGAGE & FINANCIAL ADVICE

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
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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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