



Offers Over £184,000
9 Addison Crescent
Leven, KY8 4AR



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Addison Crescent

Leven, KY8 4AR

Welcome to this charming 3-bedroom, 2-bathroom semi-detached house, perfectly positioned in Mountfleurie, Leven, to offer the ideal combination of comfort, style, and convenience. This welcoming 3 tier, family home boasts a spacious reception dining room, a contemporary kitchen, and two well-appointed bathrooms, offering ample living space for modern family life. Don't miss your chance to make this fantastic property your new family home.





Hall Areas

Access to the front of the property is through a replacement (2025) UPVC door with 3 square glazed door. Directly inside the front door are the stairs giving access to both upper levels. A small laminated hall gives access to the lounge.

The side entrance is also a replacement (2025) UPVC door. A good sized hall area offers large storage cupboards which also houses the Combi boiler (2020). Access can be gained to both dining area and kitchen from this hall area.

Lounge and dining

This generously sized lounge enjoys natural light through a large window overlooking the front garden and Addison Crescent. Clean laminate floors and earthy tones creates a warm, inviting atmosphere, complemented by a bespoke shelved feature wall. The traditional mantel and granite hearth house the fireplace, while the layout flows effortlessly into the open-plan dining area.



Kitchen

Situated within the rear extension (completed by previous owners) this bright and airy kitchen boasts sleek white gloss units contrasted by the expansive black worktops. The layout offers an abundance of preparation space, including a social peninsula complete with matching under counter stools (included). Designed for modern convenience, this kitchen has dedicated space for a washing machine, dishwasher, tumble dryer (included), oven (included) and free standing fridge freezer (included). Finished with contemporary grey floor tiles, the room is flooded with natural light via 2 large windows and French doors that lead directly to the paved area of the rear garden.

Bedroom 1

This double bedroom overlooks the rear garden at this property. Decorated in neutral colours. Built in original storage within the room is a welcomed addition in any bedroom.

Bedroom 2

This carpeted bedroom overlooks the front of the property. Currently houses bunk beds. This bedroom like bedroom 1 has original built in storage suitable for use as a wardrobe maximizing floor space.



Bedroom 3

Generous attic bedroom converted by previous owners, this room is bathed in natural sunlight due to 2 Velux windows (replaced 2020). With ample floor space, this versatile space is currently used as a twin room.

Family Bathroom

A contemporary family bathroom situated on the 2nd floor, featuring a clean white 3 piece suite and a functional Mira over bath shower. This space is finished with wall tile and stylish grey chevron flooring and a frosted window for privacy and natural light.

Downstairs WC

A downstairs toilet is a must for any growing household. Clean and fresh toilet and space saving sink. Modern vinyl flooring.



Gardens and Driveway

An orderly and attractive grassed garden sits to the front of Addison Crescent.

A well maintained lawn dominates the rear garden complemented by a paved section for easy transit to the driveway and area for wheelie bins. Also included in the sale are 3 wooden storage sheds of various sizes.

The property features a spacious paved driveway with multi-vehicle capacity, leading directly to the side of the home.

Heating and Glazing

Double glazing (majority replaced in 2025)

Combi boiler (fitted 2020)

Replaced radiators (2025)

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

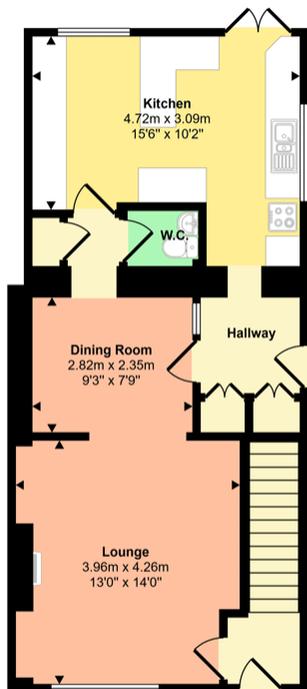
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

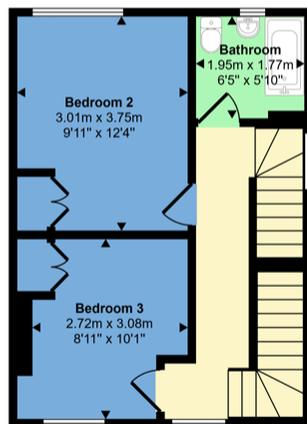
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



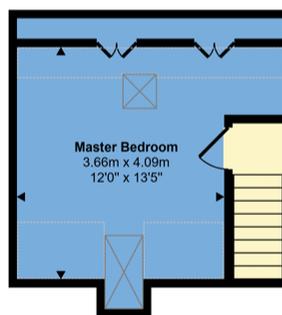
Approx Gross Internal Area
113 sq m / 1217 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 36 sq m / 383 sq ft



Second Floor
Approx 22 sq m / 235 sq ft

Denotes head height below 1.5m

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	70	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	

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