



Offers Over £49,950
31 Erskine Street


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Erskine Street

Buckhaven, Leven, KY8 1JT

A fabulous modernised UPPER FLAT, AN IDEAL FIRST TIME BUY. Accommodation comprises: Beautifully presented Lounge, recently remodelled kitchen, excellent sized double bedroom with wall to wall fitted wardrobes and a completely redesigned shower room, gas central heating, double glazing, modern professional decor. Shared garden. IN MOVE IN CONDITION. Viewing most highly recommended





Kitchen

Access to the property is from an external staircase, then through a quality UPVC and pattern glazed external door. The kitchen has been remodelled and enjoys a good supply of gloss finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with matching splash backs and inset stainless steel sink, drainer and mixer taps, Integrated oven, four burner gas hob with modern chrome and glazed extractor. The room also houses the gas combi central heating boiler. Plumbing for automatic washing machine. Window formation looks to the side.



Lounge

A beautifully appointed and superbly presented public room, positioned towards the rear of the property with window formation over looking the rear garden area. The entertainment wall has a tasteful appliance unit together with bracket and concealed wiring for a large flat screen television. Professional modern decor

Bedroom

An excellent sized double bedroom, positioned to the front of the property with double window formation over looking Erskine Street. The room boasts a full range of built in wardrobes extending along one entire wall.

Shower Room

The shower room has been completely redesigned, beautifully finished, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and wet walled double shower compartment with thermostatically controlled shower.

Shared Garden

There is a shared garden to the rear of the property

Heating and Glazing

Gas Central Heating, Double Glazing

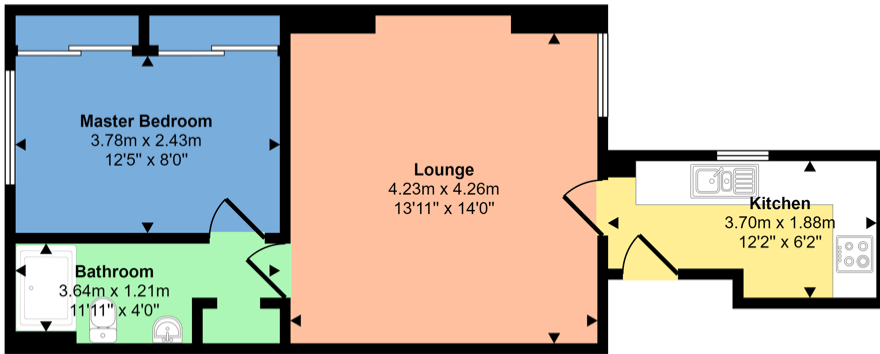
Contact Details

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Approx Gross Internal Area
43 sq m / 459 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		
(55-68)	D	67	74
(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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