



Offers Over £165,000
Seaview
Promenade



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Seaview

Leven, KY8 4HY

Location, location, location! This fabulously appointed Upper apartment enjoys glorious unrestricted views over Leven Promenade, the beach and on over the mouth of the river Forth as far as Largo Bay and Elie point, the Bass Rock and across to the coast and hills of the Lothians. SIMPLY STUNNING. The beautifully presented accommodation comprises Hall, Lounge with south facing floor to ceiling windows, kitchen, recently remodelled shower room and two double bedrooms. Car port offers parking to the rear. Gas Central Heating. Double Glazing. This property MUST BE VIEWED TO BE APPRECIATED.





Hall

The property is accessed from an external staircase then through an attractive UPVC external door with pattern glazed inserts. The hall offers access to the lounge, kitchen, shower room and the two bedrooms. Two double cupboards allow for storage. Over head cupboards. A internal glazed ceiling hatch borrows light from the skylight window in the attic. A further hatch also access the attic (additional storage).

Lounge

A wonderfully presented public room positioned to the front of the property with floor to ceiling double window formation offering simply fabulous views to the south over Leven Promenade, the beach and on to the Forth Estuary (to include Largo Bay, Elie Point, The Bass Rock and onto the hill of the Lothians). Professional feature wall decoration, cornice to the ceiling. Recessed alcove with display shelving. Fabulous solid oak flooring.



Kitchen

The kitchen has a supply of floor and wall storage units, display cabinets, granite effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Space for slot in cooker. Fixed overhead extractor. Tasteful brick effect ceramic tile splashbacks. Plumbing for washing machine. Washing machine, cooker and fridge are all included within the sale price. A further larder style cupboard allows for additional storage. Window formation looks to the side of the property.

Shower Room

The shower room has been recently remodelled. Three piece suite comprises low flush WC with concealed cistern and wash hand basin set into a tasteful vanity, enclosed and wet walled double shower compartment and thermostatically controlled shower that includes raindrop and hand held shower fitments. The remainder of the room is tiled. The ceiling is panelled with downlighters.

Bedroom One

This double bedroom has a window formation looking to the side of the property. Feature wall decoration. Cornice to the ceiling.



Bedroom Two

The second double bedroom is presently being utilised as a home office. Window formation attracts natural light. Built in wardrobes with mirror sliding doors also houses the recently replaced gas combi boiler.

Car Port and shared bin storage area

A private car port is positioned to the rear of the property additionally there is a bin storage area shared with the downstairs flat.

Heating and Glazing

Double Glazing. Gas central heating with a recently replaced combi boiler.

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.

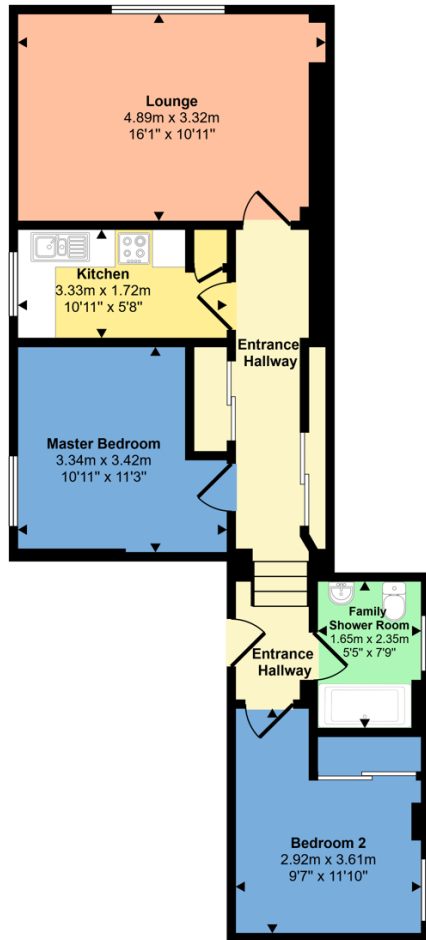
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Floorplan

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.



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