



Offers Over £165,000
16 Abbots Mill
Kirkcaldy, KY2 5PE



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Abbots Mill

Kirkcaldy, KY2 5PE

Boasting the best of locations, this spacious GROUND FLOOR APPARTMENT offers well appointed accommodation throughout. Comprises: Hall, Generous sized lounge with four windows maximising natural light, kitchen, Master bedroom with en-Suite Shower, two further double bedrooms and family bathroom. Internal the property although well cared for may require redecoration etc. Viewing strictly by appointment.





Communal Entrance Hall

Access to the apartment block is through a secure door with entry phone system. The well kept lower communal hall has a further external door accessing Number 16.

Hall

The hall has internal doors leading to the generous sized lounge, all three bedrooms and the Family Bathroom. Cupboards allow for storage. Wood effect flooring.

Lounge Dining Room

An extremely spacious public room. The room enjoys an abundance of natural light from a range of window formations looking to both the front and side of the property. Low level cupboard. Further internal door leads to the kitchen.

Kitchen

The kitchen has a supply of traditional wood trimmed floor and wall storage units, wipe clean work surfaces with inset sink, drainer and mixer taps. Space for slot in cooker with fixed overhead extractor. Tiled splash back. Plumbing for automatic washing machine. Additional cupboard houses the "Worcester " gas combi central heating boiler. Window formation looks to the rear.

Family Bathroom

The family bathroom has facilities comprising low flush WC, pedestal wash hand basin and panel bath with mixer taps and shower fittings. Tiling to wet areas.

Master Bedroom

An excellent sized double bedroom positioned to the rear of the property with window formation over looking the communal rear garden area. Built in wardrobe with mirror sliding doors. Further door leads to the en-suite.

En-Suite Shower Room

The En-suite shower room enjoys low flush WC, wash hand basin set into a tasteful vanity and enclosed and tiled shower compartment with thermostatically controlled shower. Opaque glazed window.

Bedroom Two

Excellent sized double bedroom positioned to the rear of the property with window formation over looking the communal garden. Built in wardrobe with mirror sliding doors.



Bedroom Three

The third bedroom is located to the front of the property with window formation looking towards the bay parking area.

Garage

There is a row of garages to the rear of the property, one of which is included with apartment. Vehicle and pedestrian access through an up and over door.

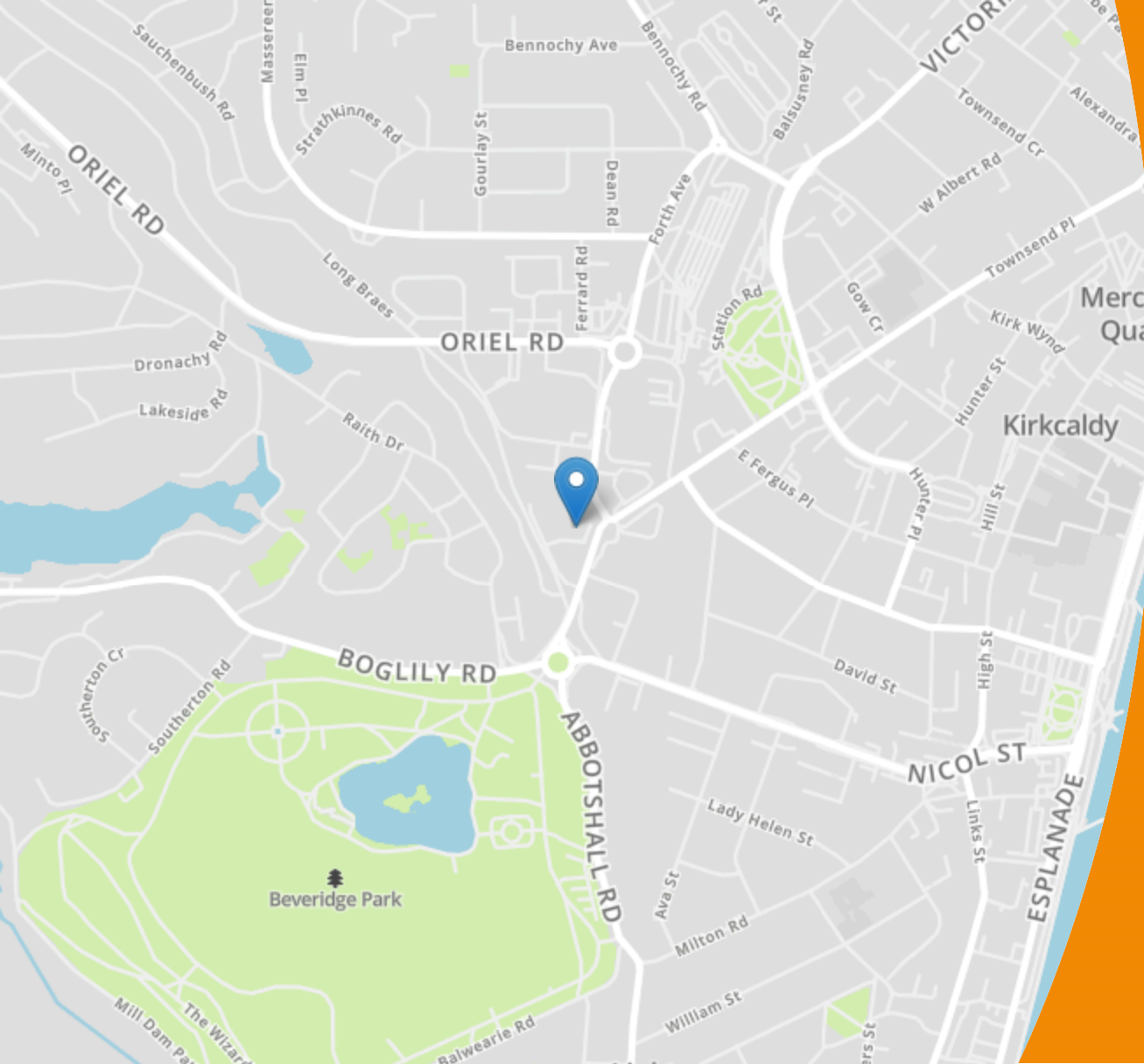
Heating and Glazing

Gas combi central heating, Double Glazing

Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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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