



Offers Over £185,000
2 Christie Avenue
Leven, KY8 4AY



DELMOR
01333 421 816
leven@delmor.co.uk



Christie Avenue

Leven, KY8 4AY

A well appointed SEMI DETACHED FAMILY HOME boasting a sought after location within a short walk of the prestigious Mountfleurie Primary School as well as many other amenities. Accommodation comprises: Hall with great storage, tastefully presented lounge, superb remodelled breakfasting kitchen, redesigned bathroom with jacuzzi bath/shower combination and three excellent sized double bedrooms, Gardens with drive and GARAGE. An ideal FAMILY HOME awaits you.





Hall

An attractive UPVC external door with pattern glazed insert provides access to the spacious hall. Internal doors lead to the lounge, breakfasting kitchen and Family Bathroom. Two cupboards offer great storage. Quality grey oak finished laminate flooring. A wide staircase rises to the upper level.

Lounge

A spacious well presented public room positioned to the front of the property, a large, almost wall to wall window formation over looks the front garden and Christie Avenue. The focal point for the room is an exposed stone finished Chimney breast. Bracket for wall mounted flat screen television. Recessed entertainment. Concealed storage.



Breakfasting Kitchen

The Breakfasting Kitchen has been thoughtfully remodelled, boasting an excellent supply of modern gloss finished floor and wall storage units, drawer units, classic wipe clean work surfaces with inset sink with double drainer. Matching, built in low level breakfasting/dining table, Integrated fan assisted oven, four burner hob and the most contemporary of curving extractors. Space for American style Fridge Freezer. Plumbing and space for washing machine and trouble dryer. Window formation and external door exit to the easily maintained rear garden.

Family Bathroom

The Family Bathroom has again been tastefully redesigned, beautifully finished to include a three piece suite comprising low flush WC set into a tasteful vanity with bowl style wash hand basin above, plus a "P" shaped jacuzzi bath/shower combination that includes a wall mounted shower and curving shower screen. Contrasting wet wall, UPVC panelled ceiling. Opaque glazed window.



Upper Level

Stairs and Landing

The wide staircase rises to the upper level, A large vertical window allows for natural light. The landing offers access to all three double bedrooms.

Bedroom One

A superior sized double bedroom positioned to the rear of the property with window formation over looking the rear garden area. Cupboard offers storage.

Bedroom Two

A second excellent sized double bedroom this time positioned to the front of the property with window formation over looking Christie Avenue. Built in cupboard.

Bedroom Three

The third double bedroom is again positioned to the rear with window formation over looking the enclosed rear garden. Cupboard allows for storage.

Garage

The garage is positioned to the side of the property and has vehicle access from the drive.

Garden

Garden grounds to front side and rear of the property mainly laid to grass, mono block and paths together with a drive.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
www.delmor.co.uk
leven@delmor.co.uk

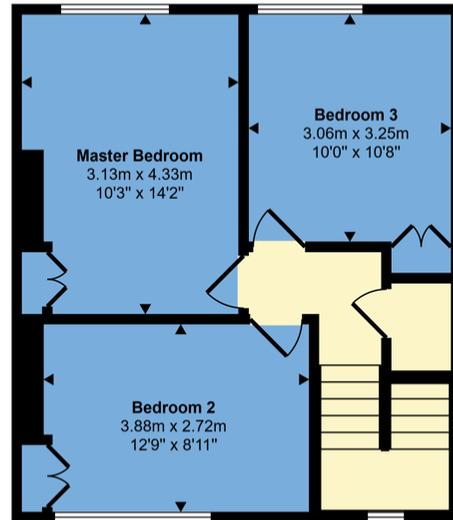




Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft



First Floor
Approx 44 sq m / 478 sq ft

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	71	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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