



Offers Over £112,000  
7 Graham Crescent  
Leven, KY8 4BE



DELMOR  
01333 421 816  
leven@delmor.co.uk





# Graham Crescent

Leven, KY8 4BE

A well sized TWO BED SEMI DETACHED house located to the end of a quiet Cul-de-sac in Leven with driveway to the front and easily maintained garden to the rear of the property. Accommodation comprising; Spacious Lounge, Kitchen, Utility, Two large double bedrooms and family bathroom. Walking distance to a host of local amenities and main travel links, ideal first time buy or buy to let opportunity. Viewing strictly by appointment.







### Entrance

Entry to this property is through a glazed and paneled UPVC door. Hallway gives access to the lounge and staircase rising to the upper level. A bright stairway benefitting from the window formation at the top of the stairs giving plenty natural light.

### Lounge

A well sized Lounge with large bay window formation over looking the front garden and quiet Cul-de-sac beyond. The focal feature of the room is the brick built fire place and display mantle, expanded over the main wall, complimented with wood paneling to the alcoves. Further wood and glazed door egresses to the kitchen.

### Kitchen

Access to the kitchen is through the wood and glazed door from the lounge. Wall and floor storage units, drawers and wipe clean worksurfaces with inset stainless steel sink, drainer and mixer tap. Tiled splash back around sink and cooker area. Space and plumbing for automatic washing machine and space for free standing slot in cooker. Wood paneling to one wall and a further UPVC door with matching side panel and glazing gives way to the rear garden. Combi boiler is also found in the kitchen.

### Utility

Access to the Utility is given from the kitchen, provides space and electrics for a free standing fridge freezer. Storage offered from wall and floor units as well under stair cupboards. Window over looks the side of the property.

### Bedroom 1

A good sized double bedroom located to the front of the property with large window over looking the front garden and into the Cul-de-sac beyond. Built in wardrobe offers storage along with the over stairs cupboard. Feature wall decoration and display shelving.

### Bedroom 2

A further double bedroom this time located to the rear with window formation offering light and looking over the rear garden.

### Family Bathroom

Located on the upper level and to the rear of the property the bathroom offers a three piece suite comprising; Low flush WC, pedestal wash hand basin and bath. Extensively tiled throughout, opaque glazed window allows light and ventilation.





### Gardens

Easily maintained garden to the front forms a driveway and is mainly laid to flagstone paving. The garden to the rear can be accessed from a gated archway to the side. The garden to the rear is also easily maintained and laid to flagstone paving, decorative stones and wooden deck area directly from the back door.

### Glazing and Heating

Double Glazing and Gas Central Heating. Boiler replacement was carried out in 2019

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
Fife  
KY8 4LA  
01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### 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.

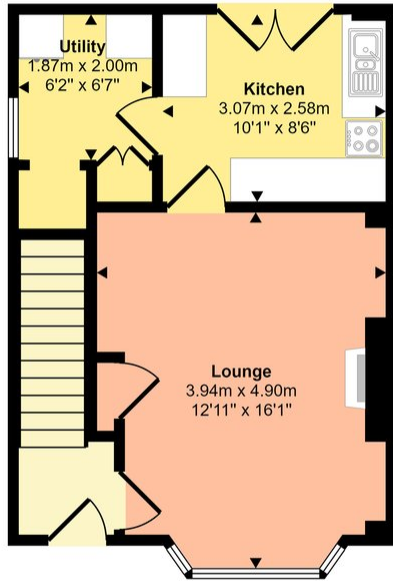
### FREE VALUATION

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.

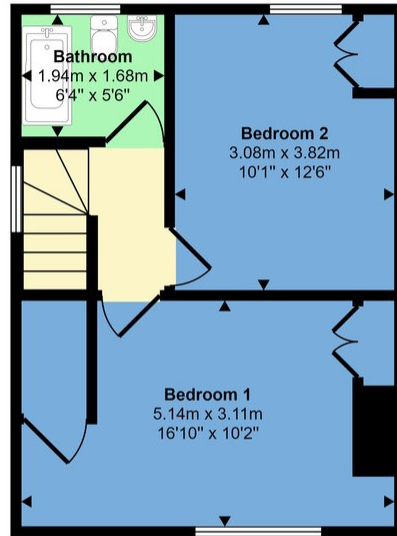




Approx Gross Internal Area  
74 sq m / 794 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 36 sq m / 392 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		83
(69-80)	C		
(55-68)	D	66	
(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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