



Offers Over £54,000
12 Glebe Street
Leven, KY8 4QN


DELMOR
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leven@delmor.co.uk



Glebe Street

Leven, KY8 4QN

A centrally located GROUND FLOOR FLAT, within easy walking distance of the High Street, Beach, Railway and Bus stations plus parks and other amenities. Accommodation comprises; Vestibule, Hall, Lounge, Kitchen, Shower Room and an excellent sized double bedroom. Double glazing, Gas central heating. Rear garden. A property that will attract old and young alike. Viewing by appointment.





Vestibule

Access to the property is through an attractive panelled UPVC external door with pattern glazed insert. The Vestibule has a further wood and glazed door leading to the hall.

Hall

The hall has internal doors leading to the lounge, bedroom and shower room. Deep cupboard allows for storage.

Lounge

A spacious public room positioned to the rear of the property with window formation over looking the rear garden area. Recessed alcove with cupboard and display shelf. Timber display fire surround. Coving to the ceiling. Further door leads to the kitchen.

Kitchen

The kitchen has a supply of wood finished floor and wall storage units, marble effect wipe clean work surfaces with inset sink, drainer and singular taps. Space for slot in cooker. Additional cupboard houses the gas combi central heating boiler. Window formation and external door exit to the rear garden area.

Bedroom

The double bedroom is positioned to the front of the property with window formation over looking Glebe Street. The room has a range of fitted units including drawers, wardrobes and display shelving. Cornice to the ceiling.

Shower Room

The shower room has been remodelled, three piece suite comprises low flush WC, pedestal wash hand basin and double shower compartment with thermostatically controlled shower. The room is extensively wet walled. Panelled ceiling.

Garden

The property has a small gardens to the front and rear of the property and includes a timber shed.

Heating and Glazing

Gas Central Heating, Double Glazing





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.



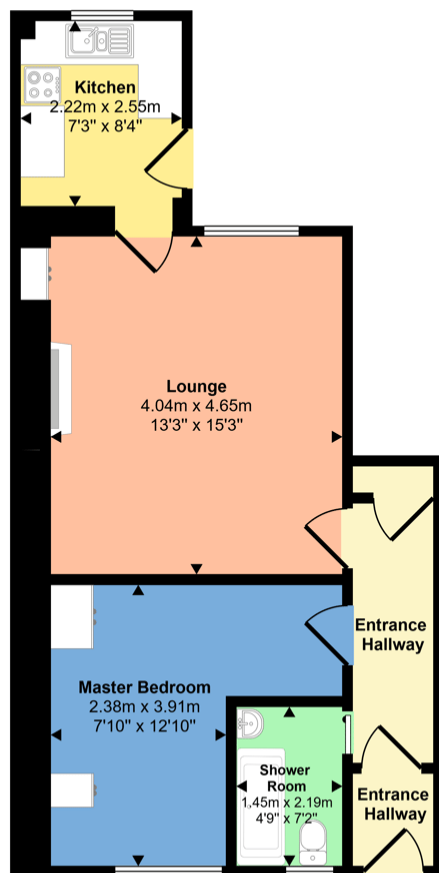
MORTGAGE & FINANCIAL ADVICE

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
52 sq m / 557 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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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