



Offers Over £99,950
6 Balfour Place


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Balfour Place

Milton of Balgonie, Glenrothes, KY7

6QB

A well maintained and tastefully presented EXTENDED GROUND FLOOR FLAT, located within the sought after village of Milton of Balgonie, the property comprises: Vestibule, hall, lounge, kitchen with appliances included, redesigned shower room, two double bedrooms and sun room. Double Glazing, Gas Central Heating. An ideal family home for those of us getting on in years, alternative an excellent first time buy.





Entrance Vestibule

Access to the property is through an attractive UPVC and stain glass external door. The entrance vestibule has a further modern wood and glazed door leading to the hall.

Hall

The hall has quality replacement internal doors leading to the lounge, kitchen, both bedrooms and the shower room. Two separate cupboards offer great storage. Fresh neutral decoration.

Lounge

A tastefully presented public room positioned to the front of the property with window formation over looking the front garden, the Main Street and of over to the countryside and woodland. Cupboard allows for storage. Recessed alcove with display shelving and low level cupboard housing the electric meter and fuse box. Fresh neutral decoration. Coving to the ceiling.



Kitchen

The kitchen enjoys a good supply of light beech wood finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated fan assisted electric oven, four burner hob with stainless steel splash back and chrome finished chimney style extractor. Plumbing for automatic washing machine. Window formation over looks the front garden area. The room also houses the new replacement gas combi boiler. The washing machine, fridge and freezer are all included within the asking price.

Shower Room

The shower room has been superbly redesigned and is extensively wet walled. Facilities comprise low flush WC, pedestal wash hand basin and extra large shower compartment with thermostatically controlled shower. Opaque glazed window.

Bedroom One

An excellent sized double bedroom located to the rear of the property with window formation over looking the rear garden. The wardrobes with drawers are included in the asking price.



Bedroom Two

The second bedroom is presently being utilised as a further sitting room but can function as either a bedroom or second public room, located towards the rear of the property and offering access to the sun room.

Sun Room

The sun room forms the extension to the rear of the property. UPVC window formations on three sides over look the rear garden. External door exits to the garden. Fresh neutral decoration.

Garden

The garden to the front of the property is designed for easy maintenance and is enclosed within attractive exposed brick walls. The larger rear garden is almost entirely laid to lawn with the new fence forming the border.

Heating and Glazing

Gas combi 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

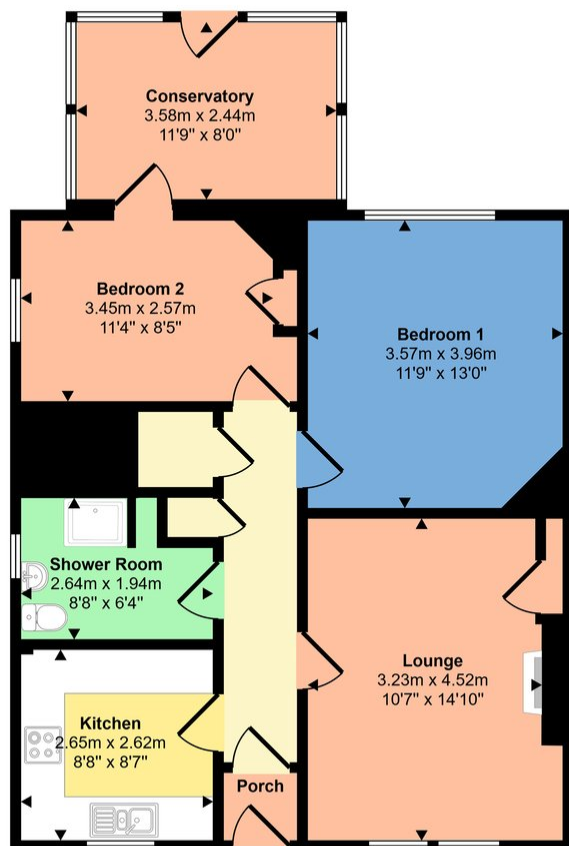
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FREE VALUATION

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
72 sq m / 772 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	72	75
(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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