



Offers Over £133,000  
23 Thrush Avenue



DELMOR

01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)



# Thrush Avenue

Buckhaven, Leven, KY8 1HE

Enjoying a MUCH SOUGHT AFTER LOCATION, this SEMI DETACHED FAMILY HOME is set within spacious easily maintained gardens that include a DRIVE and GARAGE. Accommodation comprises: Hall, spacious Lounge, breakfasting kitchen, shower room and three excellent sized double bedrooms, gas central heating, extensive quality oak finished UPVC double glazing. AN IDEAL BLANK CANVASS for the discerning buyer





### Hall

Access to this Family Home is through a quality Oak finished UPVC external door. The hall has internal doors leading to the lounge and Shower Room. A wide staircase rises to the upper level.

### Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the easily maintained front garden and Thrush Avenue. Focal point for the room is a gas fire set upon a marble hearth with marble effect surround and timber mantle. Display shelves and cupboard.

### Breakfasting Kitchen

The breakfasting kitchen enjoys an excellent supply of light oak finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash backs. Matching peninsula breakfast bar. Integrated electric oven, four burner hob and pull out extractor. Window formation and external door exit to the well kept rear garden



### Shower Room

The shower room has been replanned and modernised by "Spittals of Glenrothes, Tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed tiled shower compartment. Opaque glazed window.

### Stairs and Landing

A wide staircase rises to the upper level. The landing offers access to all three bedrooms. Window formation allows for natural light. Ceiling hatch leads to the attic space.

### Bedroom One

A superior sized double bedroom positioned to the front of the property with two separate window formations over looking Thrush Avenue.

### Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation over looking the rear garden area.

### Bedroom Three

The third bedroom is again a double, window formation over looks the rear garden area.



### Garage

A good sized garage is positioned to the side of the property . An up and over door offers vehicle access from the drive.

### Gardens

The property is set on a corner plot and enjoys generous gardens to the front and side, additional smaller garden to the rear. The gardens include, Drive, Garage, additional off street parking, patios and seating areas, lawn and timber shed.

### Heating and Glazing

Gas Central Heating, Extensive quality oak finished UPVC double glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmoresateagents.co.uk](http://www.delmoresateagents.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.

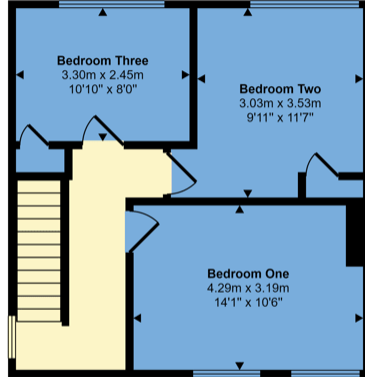




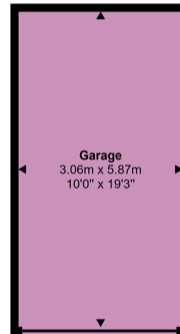
Approx Gross Internal Area  
105 sq m / 1127 sq ft



Ground Floor  
Approx 43 sq m / 466 sq ft



First Floor  
Approx 43 sq m / 467 sq ft



Garage  
Approx 18 sq m / 194 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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