



Offers Over £74,950
48 Henderson Park



DELMOR
01333 421 816
leven@delmor.co.uk



Henderson Park

Windygates, Leven, KY8 5DL

Located within a popular area of Windygates close to the Primary School and other local amenities this UPPER FLAT forms part of a traditional block of four, double glazed with gas central heating, accommodation comprises: Hall, bright spacious lounge, breakfasting kitchen, two excellent sized bedrooms and bathroom with shower. Garden. AN excellent first time buy.





Entrance, Stairs and Upper Hall

Access to the property is through a UPVC external door with pattern glazed insert. A stair case rises to the upper hall, The upper hall offers access to Lounge, both bedrooms and family bathroom, a window above the staircase allows for natural light. Cloaks hanging space.

Lounge

A bright spacious public room positioned to the front of the property with large window formation over looking Henderson Park. Two separate cupboards allow for storage. A further door leads to the Breakfasting kitchen.

Breakfasting Kitchen

The breakfasting kitchen has a supply of beechwood finished floor and wall storage units marble effect wipe clean work surfaces with inset sink drainer and mixer taps. Integrated oven and four burner gas hob. Contrasting breakfast bar with seating for four. Plumbing for automatic washing machine. Window formation looks to the front of the property.



Family Bathroom

The Family Bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted "Mira" electric shower. Opaque glazed window.

Bedroom One

Located to the rear of the property this spacious double bedroom has a window formation over looking the rear garden area. Ceiling hatch accesses the loft space.

Bedroom Two

The second bedroom is again located to the rear. High level cupboard offers storage.

Garden

The garden is located to the rear of the property, a good size and enclosed within fencing. Timber shed.

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

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.

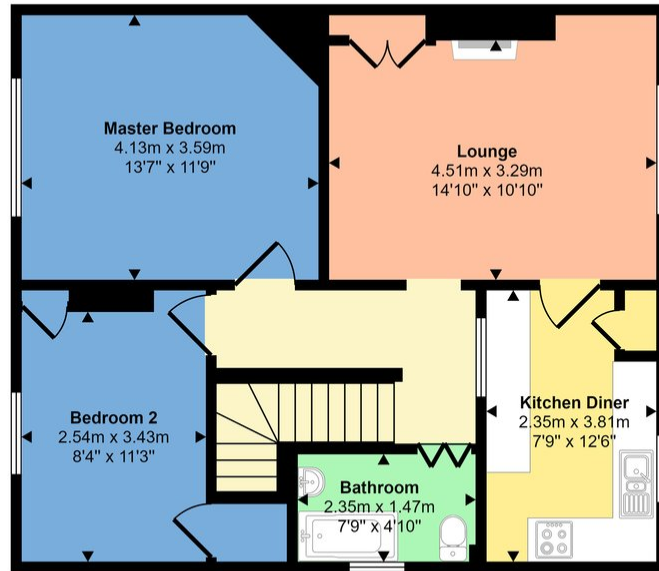
MORTGAGE & FINANCIAL ADVICE

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
66 sq m / 710 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.

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk