



Offers Over £159,950
13 West Park Avenue
Leslie, KY6 3BX



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West Park Avenue

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*****NEW PRICE-REDUCED***NOW OVER £5,000 BELOW HOME REPORT VALUE*****This LINK DETACHED VILLA is positioned within a quiet peaceful cul de sac. Fabulous family accommodation on two levels, comprising on the ground floor; Entrance Vestibule, hall, spacious well presented lounge, modern kitchen, family bathroom with bath and separate shower plus downstairs bedroom. The upper floor accommodates two further bedrooms both with walk in dressing rooms. Easily maintained gardens to front and rear. Gas Central Heating. Double Glazing. Fresh modern decoration. A great family home awaits you.





Entrance Porch

Access to this family home is through an attractive replacement panelled and pattern glazed UPVC external door. A further internal door from the Vestibule leads to the lounge.

Hall

The hall in turn provides access to the lounge, kitchen, family bathroom and downstairs bedroom. The stairs rise to the upper level. Cupboard houses electric meter and fuse box. Quality laminate flooring.

Lounge Dining Room

A spacious well presented public room with enough space for both lounge and dining room furniture. Window formation looks to the front of the property (with views over the quiet cul de sac). French style doors exit into the enclosed rear garden. American Oak finished laminate flooring. Bracket for wall mounted television.



Kitchen

The kitchen offers a good supply of modern light beech finished floor and wall storage units, drawer units, display cabinets and shelving. Wine racks. Wipe clean work surfaces with inset stainless steel sink, drainer and contemporary mixer taps. Slot in oven with overhead canopy style extractor. Plumbing for automatic washing machine. The American style Fridge Freezer maybe included subject to price or by separate negotiation. Window formation looks to the front of the property.

Downstairs Bedroom (Bedroom Two)

Located on the ground floor to the front of the property. Window formation over looks the cul de sac. Built in wardrobes with mirrored doors.

Family Bathroom

Superb and tastefully tiled family bathroom located on the ground floor. Four piece suite comprises low flush WC, pedestal wash hand basin, panel bath and enclosed and curving shower compartment with thermostatically controlled shower. Chrome finished heated towel rail. Two separate eye level opaque glazed windows.



Upper Floor

Stairs and Landing

Stairs rise to the upper floor the landing has internal doors leading to bedrooms one and three.

Bedroom One

A generous sized double bedroom. Window formation looks to the front of the property . Walk in wardrobe / dressing room (4' x 11' floor space) with separate Velux window.

Bedroom Three

The third bedroom has a window formation looking to the front of the property, walk in wardrobe with additional cupboard.

Gardens

The garden to the front of the property is designed for easy maintenance. The larger garden to the rear is similarly enclosed and again is low maintenance yet child safe.

Heating and Glazing

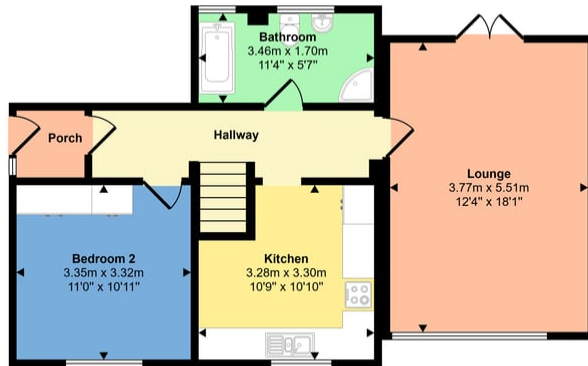
Gas Central Heating. Double Glazing.

Contact Details

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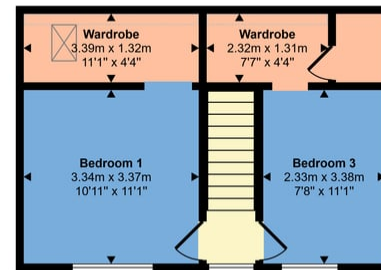
Approx Gross Internal Area
95 sq m / 1020 sq ft




Ground Floor
Approx 61 sq m / 660 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 33 sq m / 360 sq ft

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 70 | 70 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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