



Offers Over £94,950  
25 Martin Street



DELMOR

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# Martin Street

Buckhaven, Leven, KY8 1EW

An EXCELLENT FIRST TIME BUY, located within the ever popular Bird Scheme, this TERRACE VILLA enjoys gas central heating (new combi boiler) and sealed unit double glazing, accommodation comprises: Hall, bright spacious lounge, kitchen with open plan dining room and integrated appliances, two double bedrooms and shower room. Ample storage, enclosed easily maintained garden. Viewing strictly by appointment.







### Hall

Access to the property is through an attractively finished panelled and pattern glazed UPVC external door, an opaque glazed matching window to the side of the door allows for further natural light. The hall allows access to the lounge and a substantial walk in cupboard, the stairs rise to the upper level.

### Lounge

A bright spacious public room positioned to the front of the property with large picture frame window over looking the bay parking areas of Martin Street. Quality American oak finished laminate flooring.

### Kitchen with open plan Dining Room

The kitchen area has been remodelled and enjoys a supply of modern gloss finished floor and wall storage units, drawer units, contrasting wood effect wipe clean work surfaces with inset stainless steel sink, drainer and singular taps. Tiled splash backs, integrated electric oven, four burner hob and modern chrome and glazed extractor. Integrated and concealed fridge and freezer, plumbing for automatic washing machine. Window formation and door exit to the enclosed easily maintained rear garden. Additional larder style cupboard. The Dining area is large enough for a good sized dining table. A further window formation looks to the rear.



### Upper Floor

#### Stairs and Landing

The staircase rises to the upper level. The landing allows access to both double bedrooms, the shower room and further very large walk in cupboard. Secondary cupboard offers additional storage. Ceiling hatch leads to the attic space.



### Bedroom One

A superior sized double bedroom positioned to the front of the property with window formation overlooking the Bay parking areas of Martin Street.

### Bedroom Two

The second excellent sized double bedroom, this time positioned to the rear of the property with window formation over looking the enclosed rear garden.

### Shower Room

The shower room has been replanned and is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and double shower compartment with thermostatically controlled shower. Opaque Glazed window.

### Garden

The garden is located to the rear of the property, designed for easy maintenance and laid to stone chips, flagstone paths and patio. Good sized Timber workshop.

### Heating and Glazing

Gas Central Heating (New Boiler) and 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.



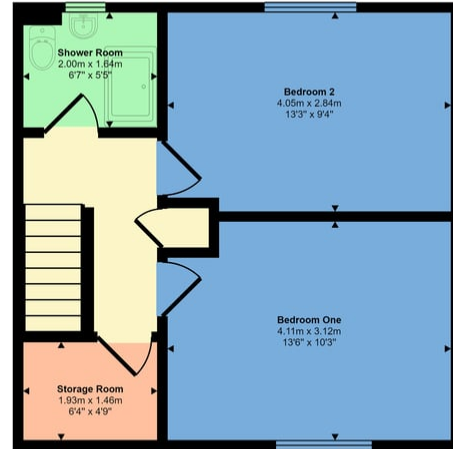




Approx Gross Internal Area  
75 sq m / 811 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 38 sq m / 409 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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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