



Offers Over £84,950  
69 Omar Crescent



**DELMOR**  
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# Omar Crescent

Buckhaven, Leven, KY8 1DS

An tastefully appointed UPPER FLAT, located within a popular sought after area and in move in condition, accommodation comprises: Internal staircase, Hall, well presented lounge, remodelled breakfasting kitchen, superb redesigned bathroom with roll top bath and shower plus two excellent sized double bedrooms with wall to wall wardrobes. Floored attic, generous well kept gardens with summer house, GARAGE and expansive drive. A FABULOUS FAMILY HOME awaits you.







### Stairs and Hall

An attractive panelled and pattern glazed UPVC external door provides access to the family home. A wide staircase rises to the upper level, the upper hall has internal doors leading to the lounge, redesigned bathroom and both double bedrooms. Low level cupboard with cushioned set. Cornice to the ceiling.

### Lounge

A beautifully presented public room, positioned to the front of the property with double window formation over looking Omar Crescent. Focal point for the room is a contemporary display fire set within bespoke surround. Recess alcove with display shelf and cupboard. Cornice to the ceiling.



### Breakfasting Kitchen

The breaking kitchen has been thoughtfully remodelled, the room enjoys a good supply of modern gloss finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with tiled splash backs and inset sink, drainer and mixer taps. Integrated fan assisted Oven, extended five burner gas hob and modern glazed and chrome finished extractor. American fridge freezer is included in the sale price. Plumbing for automatic washing machine. Small coordinated breakfast bar. Window formation looks to the rear of the property.

### Family Bathroom

The family bathroom has been completely redesigned and is tiled throughout, three piece suite comprises low flush WC, corner pedestal wash and fabulous double ended roll top bath with chrome finished mixer taps and shower fittings. Chrome finished ladder style heated towel rail. Slate tile flooring, panelled and mirrored ceiling. Opaque glazed window.

### Bedroom One

An excellent sized double bedroom, positioned to the front of the property with window formation over looking Omar Crescent. Built in, fully fitted wardrobes with mirror sliding doors extend along the entire



### Bedroom Two

A second spacious double bedroom, this time positioned to the rear of the property with window formation over looking the rear garden area. Fitted wardrobes with mirror sliding doors extend along one wall. The room provides access to the floored attic.

### Gardens, Drive and Garage

A long drive runs to the side of the property (ample parking for several vehicles) Large enclosed easily maintained gardens are located to the rear of the garage, laid to grass, seating areas, summer house and sheds.

### Heating and glazing

Gas Central heating, Double glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
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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  
61 sq m / 657 sq ft



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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