



Offers Over £94,000
11 Earl Haig Avenue
Leven, KY8 4EE



DELMOR
01333 421 816
leven@delmor.co.uk



Earl Haig Avenue

Leven, KY8 4EE

Positioned within a quiet cul de sac in the heart of Leven and within walking distance of most local amenities, this UPPER FLAT comes to the market in MOVE IN CONDITION, the superbly appointed accommodation comprises: Hall, tastefully presented lounge, remodelled kitchen, two excellent sized bedrooms and completely redesigned shower room. Large gardens including a drive allowing off street parking. A FANTASTIC FIRST TIME BUY awaits you





Hallway

An attractive external door and internal stairs leads to the hall, which in turn has internal doors leading to the lounge, both bedrooms and the redesigned shower room. Ceiling hatch leads to the attic space. Extra large walk in storage cupboard plus additional further linen cupboard.

Lounge

A spacious well presented public room, positioned to the front of the property with large window formation over looking the quiet cul de sac. Attractive neutral decoration, quality grey oak laminate flooring. Press style cupboard. Modern replacement glazed and timber internal doors lead to the kitchen and hall.



Kitchen

The kitchen has been remodelled and enjoys a good supply of gloss finished floor and wall storage units, drawers and pan drawers, contrasting wipe clean work surfaces with inset composite sink, drainer and mixer taps. Split face tiled splash backs. Integrated appliances include an eye level fan assisted oven, four burner hob with matt glazed splash back and modern matt and glazed chimney style extractor, plus an integrated and concealed fridge and freezer. Plumbing for washing machine, The grey oak laminate flooring continues through from the lounge. Modern panelled ceiling with down lighters. Window formation looks to the rear.

Bedroom 1

A large double bedroom positioned to the front of the property with window formation over looking the quiet cul de sac. Cupboard allows for storage.

Bedroom 2

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



Shower Room

The shower room has been completely redesigned, beautifully finished and enjoying Italian style over sized tiling to dado rail level. Three piece suite comprises low flush WC, Belfast style wash hand basin set into a tastefully vanity and enclosed and tiled shower compartment with thermostatically controlled shower. Contrasting ladder style heated towel rail, opaque glazed window.

Garden

A drive way offers off street parking. The large garden to the rear is mainly laid to grass and includes a raised timber deck sitting area.

Heating and Glazing

Gas central heating (Replacement combi boiler located in the attic) 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.

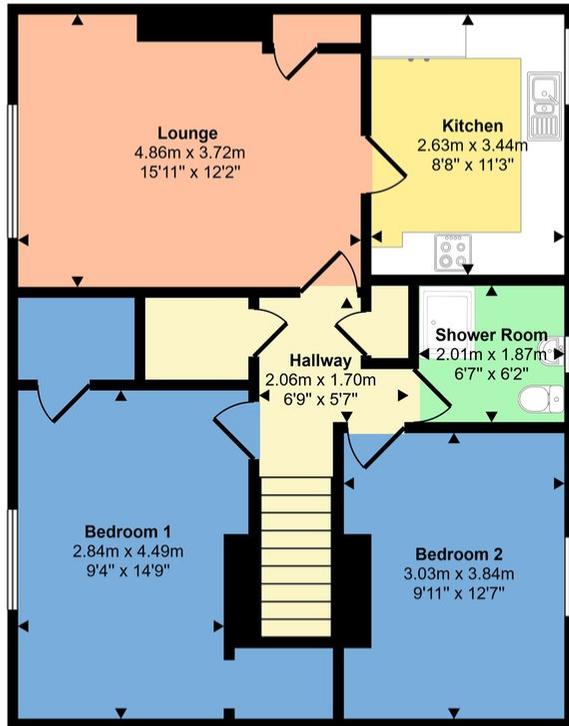
MORTGAGE & FINANCIAL ADVICE

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
72 sq m / 772 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.



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

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