Offers Over £47,950

38 Commercial Road

Leven, KY8 4LD

DELMOR
01333 421 816
leven@delmorestateagents.co.uk

Commercial Road

Leven, KY8 4LD

BEING SOLD STRICTLY AS A BUY TO LET, this Ground Floor Flat enjoys a central location within easy walking distance of the High Street, the beach and other amenities. Accommodation comprises; Hall, spacious well presented lounge, kitchenette, an excellent sized double bedroom, dressing room and shower room. Gas Central Heating, Double Glazing. The current reliable tenant has been in place for in excess of twenty five years. Viewing strictly by appointment.

Hall

Access to the property is through a traditional external door. The hall has internal doors leading to the lounge and bedroom. Laminate flooring.

Lounge

16' 4" x 9' 2" (4.98m x 2.79m)
The well appointed lounge has a window formation looking to the front of the property. A sliding door leads to the Kitchenette, further internal doors lead to the hall and shower room. Quality laminate flooring. Fresh neutral decor.

Kitchenette

7' 10" x 4' 0" (2.39m x 1.22m)
The Kitchenette has floor and wall storage units, space for slot in cooker, inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Plumbing for automatic washing machine. Window formation looks to the side of the property.

Bedroom

16' 4" x 11' 1" (4.98m x 3.38m)
A spacious well presented double bedroom, located to the front of the property with window formation over looking Commercial Road. Laminated flooring. A further door leads to the dressing room.

Dressing room

The dressing room is accessed from the bedroom and has cupboards and drawers allowing storage. It also houses the gas central heating boiler.

Shower Room

The shower room has three piece suite comprising of low flush WC, wall mounted wash hand basin and enclosed wet walled double shower compartment with thermostatically controlled shower that includes both rain drop and hand held shower fitments.

Heating and Glazing

Gas Central Heating, Double Glazing.

Contact Details

Delmor Estate Agents
52 Commercial Road
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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

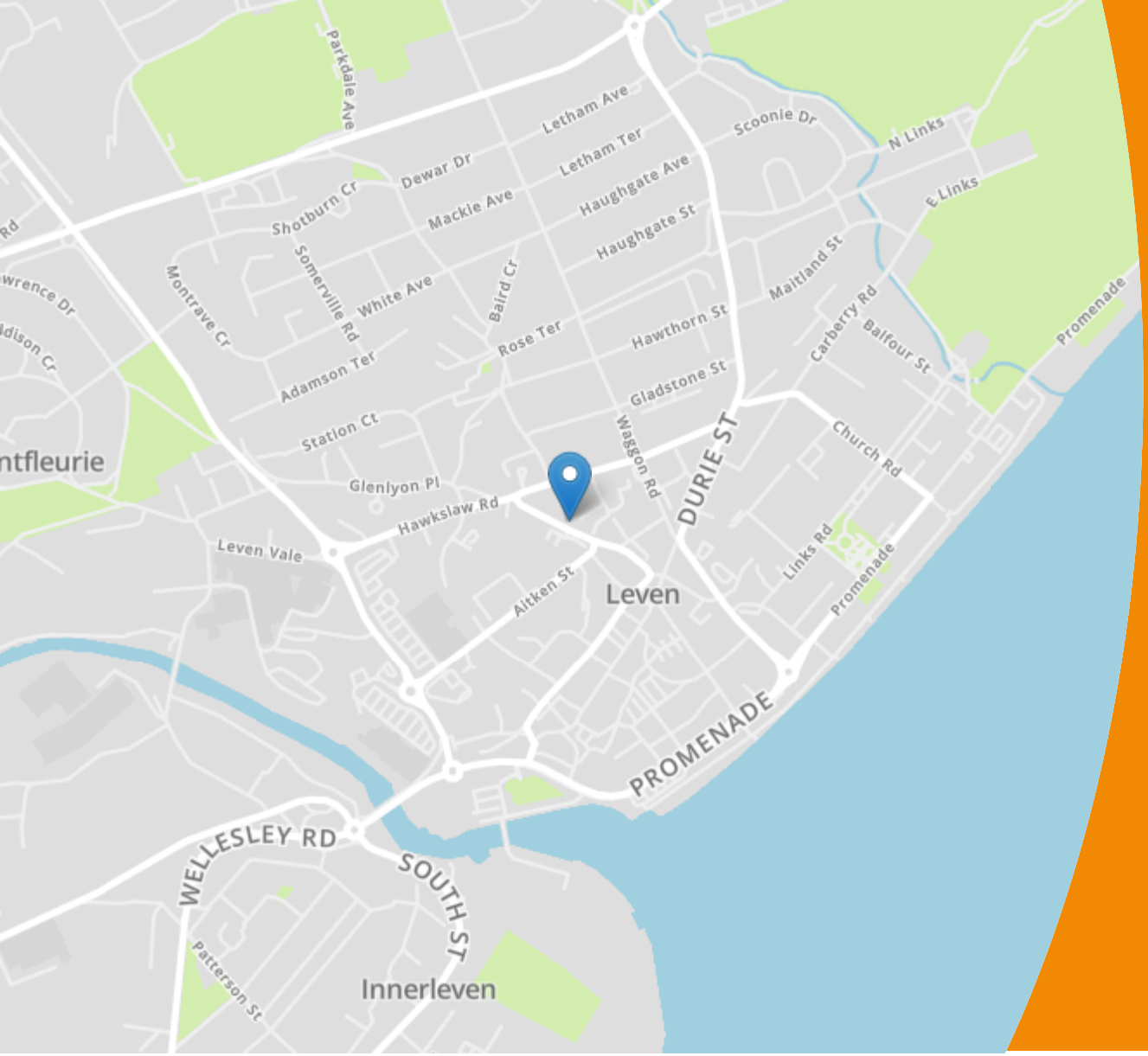
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



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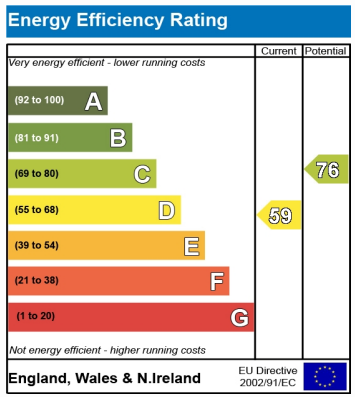

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