



Offers Over £79,950
18 Haughgate Street
Leven, KY8 4SF



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Haughgate Street

Leven, KY8 4SF

In Move in condition, this GROUND FLOOR FLAT has been tastefully modernised and is ready for occupancy. Positioned within walking distance of Leven High Street, The Beach, Letham Glen, the railway station and other amenities. Accommodation comprises: Hall, beautifully presented lounge, remodelled kitchen and two double bedrooms. Professional decoration, new floor coverings, gas combi central heating, Double glazing. Garden to front and rear. A superb property with accommodation all on the ground floor level, ideal for old and young alike.





Hall

Access to the property is through an attractive UPVC panelled and glazed external door. The hall in turn leads to the lounge, kitchen, bedroom one and the redesigned bathroom. Recessed storage area with cloaks hanging space. Built in cupboard. Grey oak effect flooring. Fresh neutral decoration.

Lounge

A bright spacious, well presented public room located to the front of the property with large picture frame window over looking the front garden and Haughgate Street. Tasteful feature wall decoration. Cupboard hosts the electric meter and fuse box and allows for additional storage. Grey oak effect flooring.



Kitchen

The kitchen has been remodelled and benefits from a supply of modern gloss finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated fan assisted electric oven, four burner hob with jet glazed splash back and matt and glazed finished extractor. Window formation looks to the front of the property. The room also houses the "Worcester " combi boiler.

Bathroom

The bathroom has been redesigned and is wet walled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with chrome finished mixer taps and shower fitments. Opaque glazed window.

Bedroom One

An excellent sized double bedroom positioned to the rear of the property with window formation over looking the rear garden area. Built in wardrobes and cupboards extend along the greater part of one wall. Fresh decoration. American Oak finished laminate flooring.

Bedroom Two

A second double bedroom again located to the rear with window formation over looking the rear garden area. Cupboard offers storage. Professional fresh decoration. American oak finished laminate flooring.

Garden

The property has garden ground to the front and rear of the property, mainly laid to grass.

Heating and Glazing

Gas Central Heating, 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.



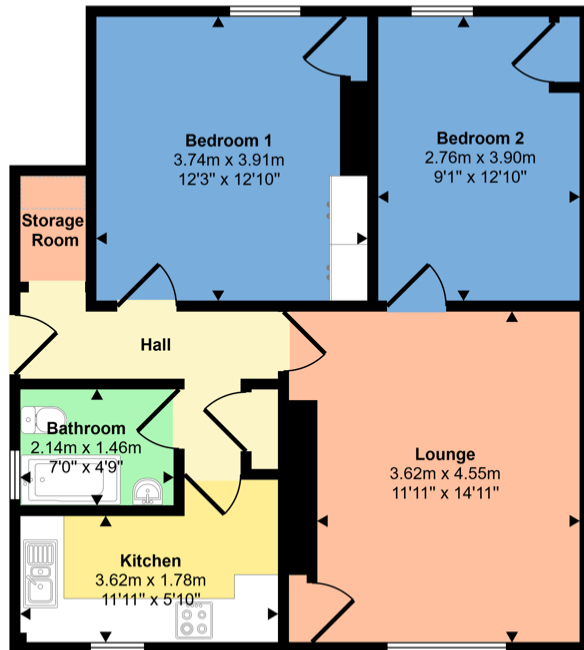
MORTGAGE & FINANCIAL ADVICE

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.

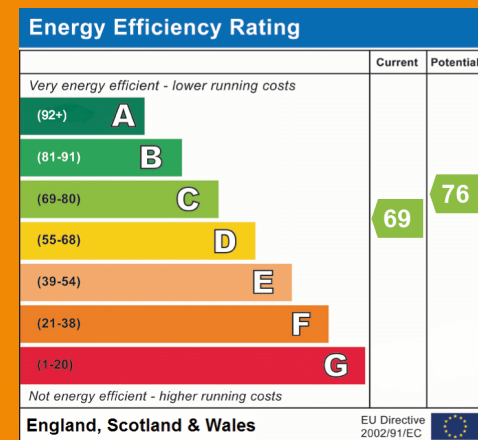
Approx Gross Internal Area
65 sq m / 695 sq ft



Floorplan

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.



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