



Offers Over £99,950  
33 Lemon Terrace



DELMOR

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# Lemon Terrace

Leven, Leven, KY8 4QQ

Forming part of a modern private development this FABULOUSLY PRESENTED UPPER FLAT, boasting an ideal location within easy walking distance of the High Street, Leven Beach, The Railway Station and other local amenities. Freshly decorated and in MOVE IN CONDITION, accommodation comprises: Well kept mutual entry Halls and staircase with entry phone system, Hall, tasteful appointed lounge, modern dining kitchen, two superbly presented double bedrooms and bathroom. Ample Parking. Modern day living at its best.







### Entrance

Security doors with a full entry phone system serves five separate Flats within block. The halls and staircases are well maintained.

### Hall

Access to the property is through a secure external door. The hall in turn leads to the lounge, dining kitchen, both bedrooms and the family bathroom. Cupboard offers storage.

### Lounge

A spacious, well appointed public room, window formation looks to the front of the property. New quality carpeting.



### Dining Kitchen

The kitchen is extensively tiled and boasts a good supply of modern beech wood finished floor and wall storage units with drawers, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, space for slot in cooker (included). Space for washing machine plus a good area for dining/breakfasting table. Window formation looks to the rear.

### Family Bathroom

Tastefully finished the family bathroom enjoys three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with wall mounted thermostatically controlled shower, Velux window formation allows for natural light.

### Bedroom One

An excellent sized double bedroom, positioned to the front of the property with window formation over looking the street beyond. Built in wardrobes with mirror sliding doors. New quality carpeting.

### Bedroom Two

The second double bedroom is positioned to the rear, window formation allows for natural light. Built in wardrobe with bespoke fitting to double as a vanity area or bar area (if room is utilised as a public room) New quality carpeting.

### Parking

The Flats of Lemon Terrace enjoy bay parking areas to the rear of the properties with access to the mutual secure entry.

### Heating and Glazing

Gas combi 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

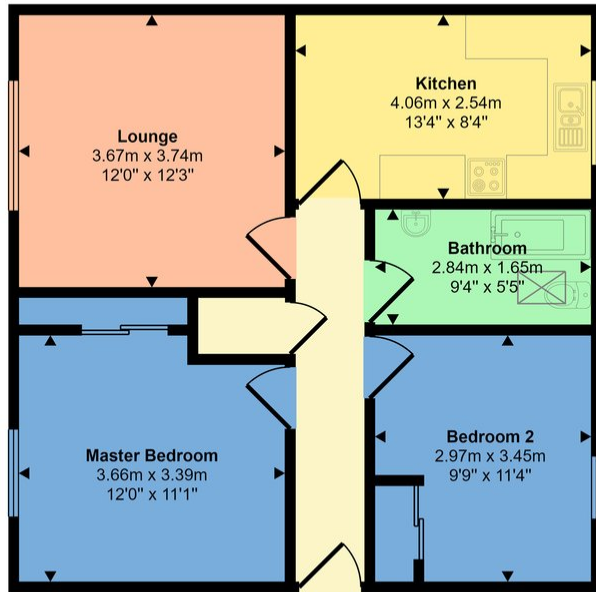
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.



Approx Gross Internal Area  
62 sq m / 668 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</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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