



Offers Offer £79,500
1 Viewforth Square
Leven, KY8 4PQ



DELMOR
01333 421 816
leven@delmor.co.uk



Viewforth Square

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Centrally located within easy walking distance to Leven Beach, the Railway Station, High Street and many other amenities, this GROUND FLOOR flat comprises: Lounge with open plan kitchen, modern shower room and two double bedrooms. Shared drying green and shared parking, gas central heating, double glazing. An excellent FIRST TIME BUY or BUY TO LET. This property would also be ideal for those of us getting on in years looking for a centrally located property with all accommodation at ground floor level. Viewing by appointment.





Vestibule

Access to the property is through an attractively finished paneled and opaque glazed UPVC external door. The vestibule offer access to the shower room with a further internal door leading to the hall.

Hall

The hall leads to the lounge and bedroom one.

Lounge

A bright well appointed public room, open plan to the kitchen and allowing access to Bedroom Two



Open Plan Kitchen

The kitchen is open plan to the lounge and benefits from a supply of modern gloss finish, floor and wall storage units, drawer unit, marble effect wipe clean work surfaces with co-ordinated breakfast bar, inset stainless steel sink and drainer with mixer taps. Integrated electric oven, four burner gas hob with chrome finished chimney style extractor. Plumbed for automatic washing machine. Window formation looks to the front of the property

Shower Room

The shower room is tiled throughout with three piece suite comprising low flush WC, wash basin set into tasteful vanity with cupboards plus a double shower compartment with electric shower. Ceramic tile flooring, down lighters to the ceiling. Chrome finished ladder style heated towel rail. Opaque glazed window faces the front of the property.

Bedroom One

Spacious double bedroom located to the side of the property with window formation over looking Viewforth. High corniced ceilings.

Bedroom Two

A further double bedroom located to the front of the property with window formation over looking the shared garden area. Large walk in cupboard offers storage.

Shared Drying Green and Shared parking

There is a large shared drying green and parking area to the front of the property.

Heating and Glazing

Gas Central heating. Double Glazing. New damp course.



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

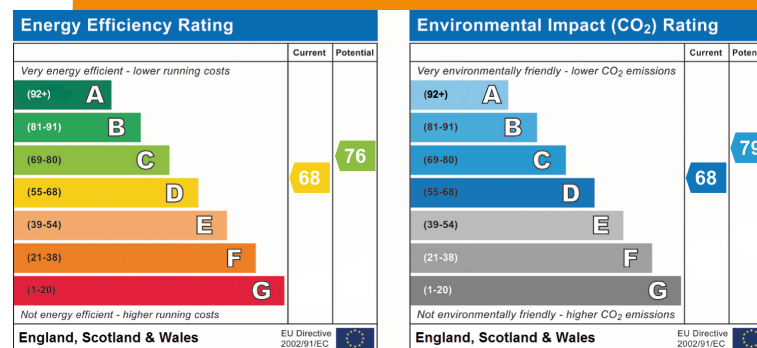
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Approx Gross Internal Area
57 sq m / 614 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.



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