



Offers Over £195,000
103 Randolph Street


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Randolph Street

Buckhaven, Leven, KY8 1AT

This delightfully classic Detached Villa is perfectly suited for growing families, the property boasts generous living spaces, well-maintained enclosed gardens and driveway parking for multiple vehicles. This property offers a rare opportunity to own a spacious, character-filled family home, its combination of classic features and modern conveniences makes it a perfect choice. Accommodation comprising; Hallway, Lounge, Dining Room, Kitchen, Conservatory, Family Bathroom, 4 Double bedrooms and 1 single bedroom. Viewing is strictly by appointment.





Entrance Hallway

Entry to the property can be from either the front or the rear. To the front the property is accessed through the well placed conservatory and into the main hallway or alternatively access from the rear is via the kitchen. The Hallway gives access to the Lounge, Dining Room, Bedrooms 1 (Secondary Sitting Room), Bedroom 4 and the family Bathroom plus turning staircase rising to the upper level.

Lounge

A fantastic sized room located to the front of the property with an oversized bay window allowing views over the garden and flooding the room with natural light. A bright neutral room finished with beautiful statement cornice, central ceiling rose and timeless oversized skirting and facings. Display alcove with cupboard storage below.

Conservatory

Placed to the front of the property enjoying views of the garden and the Forth beyond. A bright space with majority of glazed windows forming the room and wood and glazed door leading into the well maintained garden.

Kitchen

To the rear of the property, generously proportioned and offering an excellent supply of floor and wall storage units, display cabinets, drawers and wine rack. Marble effect wipe clean work surfaces with inset one and a half stainless steel sink, drainer and mixer taps. Extensively tiled throughout. Space and plumbing for automatic washing machine, dishwasher and space for tumble dryer. Integrated fridge freezer and stainless steel Range style cooker. Splash back and coordinating extractor fan above. Two window formations look to the rear and side of the property with external decorative UPVC door leading to rear garden.

Dining Room

Fantastic sized room ideal for family dinners and entertaining. Large window formation over looks the rear garden and floods the room with natural light. Display alcove with cupboard storage below. Wood and opaque glazed doors give access to both the hallway and kitchen. Decorative cornice and central ceiling rose.





Bedroom 1 or Secondary Sitting Room

A generously over sized double bedroom located to the front of the property with extensive bay window over looking the enclosed garden. Currently being used as a bedroom but could alternatively become a secondary sitting room. Two cupboards offer storage. The room is finished with stunning decorative cornice and central ceiling rose.

Bedroom 4

Found at ground level to the rear of the property with large window formation over looking the enclosed rear garden pathway. A bright room complimented with ornate moulded cornice. A well sized double bedroom.

Bathroom

Three piece suite comprising of low flush WC, pedestal wash hand basin and bath. Extensively tiled through out with feature mirrored wall around bath and hand basin area. Opaque glazed window allows light and ventilation.



Upper Level

Bedroom 2

Located to the front of the property a generous double bedroom with large Dormer window offering views over the Forth Estuary and beyond and allowing an abundance of natural light. Large walk-in storage cupboard would make an ideal walk-in wardrobe or dressing room.

Bedroom 3

A further spacious double bedroom again located to the front of the property with large Dormer window allowing plenty natural light. Two large cupboards offering storage and additional eaves storage.

Bedroom 5/ Home Office

Ideal nursery or home office. Velux window allows natural light and small hatch gives access to the attic space.



Gardens

Designed for low maintenance a spacious garden to the front of the property, mainly laid to lawn with bordering pathways and flower beds. Separate paved seating areas. The walled garden offer fantastic views over the Forth and Forth Estuary beyond. Driveway to the side of the property offers off street parking for multiple vehicles and further pathway given access into the property via the Kitchen at the rear.

Heating and Glazing

Double Glazing and gas central heating

External Storage/ Workshop

Access from the rear of the property via an external timber door, offers storage and or workshop style space. Window allows for natural light.

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

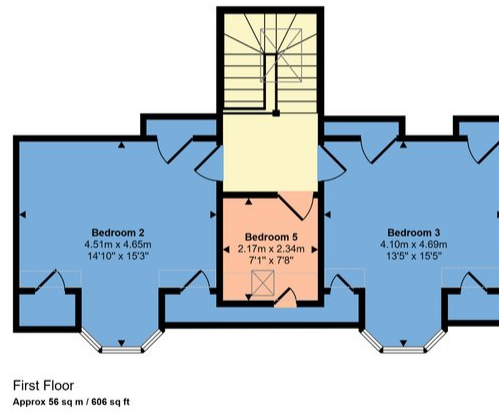
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



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+) A		86
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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