



Offers Over £164,000  
2 Barron Terrace  
Leven, KY8 4DL



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# Barron Terrace

Leven, KY8 4DL

A desirable TRADITIONAL BUILD SEMI DETACHED BUNGALOW located within a sought after area of Leven. Accommodation comprises; Vestibule, Hall, well appointed lounge with Bay Window, modern kitchen with double aspect windows, upgraded bathroom with shower and two spacious double bedrooms. Generous sized gardens and drive. Gas central heating, Double glazing.. Ideal for old and young alike







### Vestibule

Principle access to the property is through an attractive panelled UPVC external door with pattern glazed inserts. The Vestibule has a further internal door leading to the Hall

### Hall

The Hall offers access to the Lounge, both bedrooms and Family Bathroom. Ceiling hatch leads to the extensive attic space.

### Lounge

A spacious, well appointed public room, positioned to the front of the property with impressive Bay Window formation over looking the front garden and Windygates Road. Recessed alcove with display shelving. Internal doors lead to the hall and the kitchen.



### Kitchen

The kitchen has been modernised and enjoys a good supply of gloss finished floor and wall storage units, contrasting wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated Oven, hob with stainless steel splash back and modern chrome finished extractor. Plumbing for automatic washing machine. Double aspect windows look to both side and rear. Internal doors lead to the Lounge and Rear Hall.

### Rear Hallway

The Rear Hall is accessed from the kitchen. A large Under stair cupboard allows for storage. External door exits to rear garden

### Bathroom

The bathroom has been remodelled and is extensively wet walled, Facilities comprise low flush WC, pedestal wash hand basin and panel bath with over head electric shower and bi folding shower screen. Opaque glazed window.

### Bedroom 1

An excellent sized double bedroom positioned to front of the property with window over looking the front garden and Windygates Road. Press style cupboard with shelving.

### Bedroom 2

The second spacious double bedroom is located to the rear with window formation over looking the expansive rear garden. Built in wardrobe and further press style cupboard.

### Garden

The property is set within expansive gardens to front side and rear, mainly laid to grass and including a drive allowing off street parking.



### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

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Approx Gross Internal Area  
73 sq m / 788 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>		86
(69-80) <b>C</b>	70	
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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