



Offers Over £110,000
21 Lemon Terrace
Leven, KY8 4QQ



DELMOR
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leven@delmor.co.uk



Lemon Terrace

Leven, KY8 4QQ

**** NEW PRICE - NOW £10,000 BELOW HOME REPORT VALUE***** A delightful GROUND FLOOR APPARTMENT, positioned within an exclusive private development in the heart of Leven, within easy walking distance of the High Street, the beach, railway station and many other amenities. The property enjoys its own private ground floor entrance and comprises: Hall, spacious lounge, breakfasting kitchen, two double bedrooms (both with mirrored wardrobes) and family bathroom with shower. Gas central heating, double glazing. An ideal property for old and young alike.





Hall

Access to the property is through its own Private external door (No shared halls) The hall offers access to all accommodation.

Lounge

A spacious, well appointed public room, double window formation looks to the west. Modern neutral decor, quality laminate flooring.

Breakfasting Kitchen

The breakfasting kitchen has a supply of beechwood finished floor and wall storage units, contrasting marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, space for slot in cooker, plumbing for automatic washing machine. The room also houses the gas combi central heating boiler. Window formation attracts natural light. Laminate tile effect flooring.

Bedroom One

An excellent sized double bedroom, window formation over looks open grassed areas. Large built in wardrobe with mirror sliding doors. Wood effect flooring.



Bedroom Two

A second double bedroom, similar to Bedroom One, built in wardrobe with mirror sliding doors, wood effect flooring, window formation attracts natural light.

Family Bathroom

The family bathroom is partially wet walled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted thermostatically controlled shower. Opaque glazed window.

Private Parking and visitor parking

The development includes private parking for residents and visitors with one parking space directly to the front of the property.

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

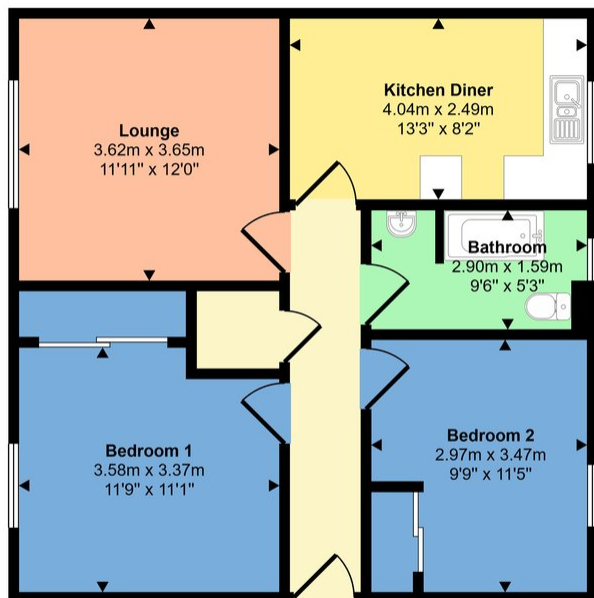
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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
62 sq m / 665 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+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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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