



Offers Over £124,950  
19 Eagle Road



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# Eagle Road

Buckhaven, Leven, KY8 1HA

An immaculately presented END TERRACED VILLA, in true move in condition. This family home is located on the edge of Buckhaven within the popular Bird Scheme, AN IDEAL FIRST TIME BUY, accommodation comprises: Hall, fabulously appointed lounge, remodelled kitchen with integrated appliances, two excellent sized, tastefully presented double bedrooms and fantastic redesigned Family bathroom with bath/shower combination. New Roof, quality double glazing, gas central heating, new external rough casting, professional internal decoration. Easily maintained gardens, great open outlook to the rear. Viewing is a must to appreciate the quality on offer.







### Entry Hallway

Access to this family home is through an attractive replacement external door. A quality internal door leads to the lounge. Stairs rise to upper level. Under stair storage cupboard. Light oak laminate flooring and continues to Lounge.

### Lounge

A fabulously appointed and beautifully presented public room, Large window formations look to both front and rear of property. Further internal door leads to the kitchen. Quality laminate flooring. Spotlights and coving to the ceiling.

### Kitchen

Completely remodelled, the kitchen enjoys a good supply of gloss finished wall and floor storage units, light oak effect wipe clean work surfaces with inset sink, drainer and mixer tap. Integrated Four burner hob with conventional oven below and extractor fan above, contrasting brick effect tiled splash back. Integrated and concealed Fridge freezer. Space and plumbing for automatic washing machine. An attractive External UPVC door leads to rear garden. Laminate Flooring



## Upper Floor

### Stairs and Landing

A wide staircase rises to the upper level. The landing allows access to both double bedrooms and the redesigned family bathroom. Tasteful neutral decoration.

### Family Bathroom

Again completely redesigned The family bathroom is wet walled throughout , three piece suite comprising; low flush WC, wash hand basin set into a tasteful vanity and 'L' shape bath/shower combination with wall mounted thermostatically controlled shower that enjoys both rainfall and hand held shower fittings, modern panelled ceiling with down lighters. Ladder style heated towel rail. Window formation looks to the rear.

### Bedroom 1

A spacious well presented double bedroom located to the front of the property with window formation over looking Eagle Road. A range of modern fitted wardrobes with sliding doors for storage extends along the full length of one wall. .



## Bedroom 2

A second excellent sized double bedroom. Window formation looks to the rear with views over the rear garden and on over country side. Professional light neutral decoration.

## Gardens

Easy maintenance gardens to both the front and rear, both mainly laid to lawn with pathways for access. Patio area at rear door creates an ideal south west facing seating area.

## Glazing and Heating

Replacement roof, New external rough casting. Quality double glazing and gas central heating.

## 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

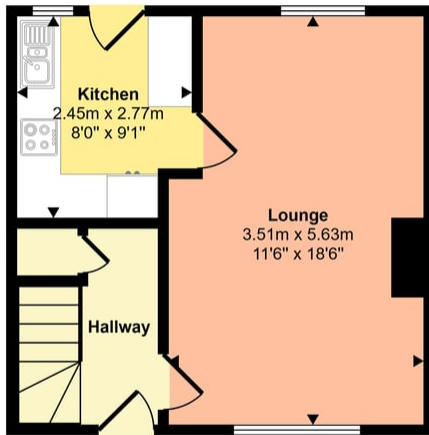
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



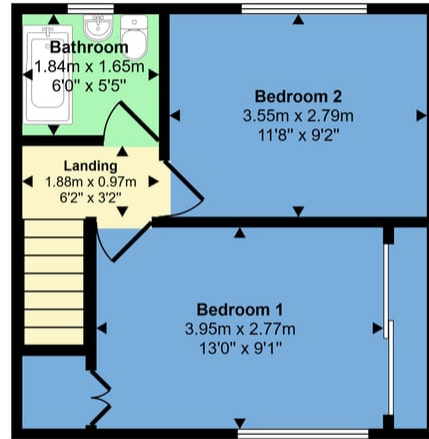




Approx Gross Internal Area  
63 sq m / 682 sq ft



Ground Floor  
Approx 32 sq m / 341 sq ft



First Floor  
Approx 32 sq m / 341 sq ft

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>	71	78
(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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