



Offers Over £64,000
83 Randolph Street





Randolph Street

Buckhaven, Leven, KY8 1AT

Being sold as a BUY TO LET, long term reliable sitting tenant. This UPPER FLOOR FLAT enjoys views to the River Forth and Lothians beyond. Accommodation comprises at first floor level: Vestibule, Hall, Lounge, Breakfasting Kitchen and a single bedroom, the upper floor accommodates the main bedroom and full bathroom. Gas Central heating. Double Glazing. The rental income can be obtained by contacting our Leven Office. Viewing strictly by appointment.





Vestibule and Hall

Access to the property is from an external staircase then through a UPVC external door. An internal door separates the Vestibule from the Hall. The hall leads to the lounge, kitchen and bedroom two.

Lounge

A spacious public room. Window formation looks to the south with views over the Forth Estuary and Lothians beyond. Cupboard offers storage.

Breakfasting Kitchen

The kitchen has a supply of wood finished floor and wall storage units, marble effect wipe clean work surfaces with inset sink, Tiled splash backs. Integrated Oven, hob and fixed extractor. Space for a small breakfasting table. Window formation looks towards Randolph Street.

Bedroom Two

A small single bedroom presently being used as a storage room. Window formation looks to the south.



Upper Floor

Stairs and Landing

Stairs rise to the upper level. The landing offers access to the main bedroom and bathroom.

Bedroom One

The main bedroom is positioned on the upper floor to the rear of the property with window formation offering views to the Forth Estuary and beyond. Built in wardrobe.

Bathroom

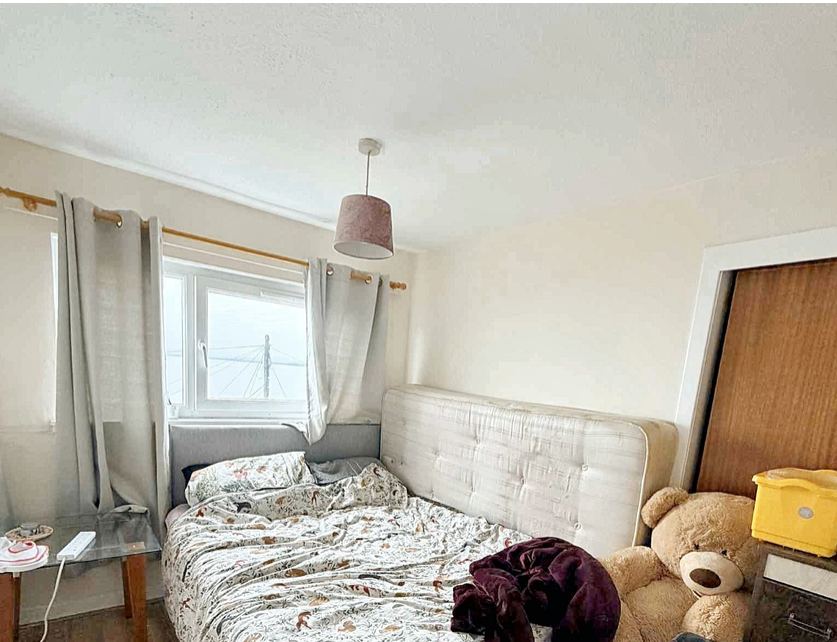
The bathroom is partially tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted electric shower. Opaque glazed window.

Shared Garden

There is an area of garden ground shared with the adjacent flats.

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.

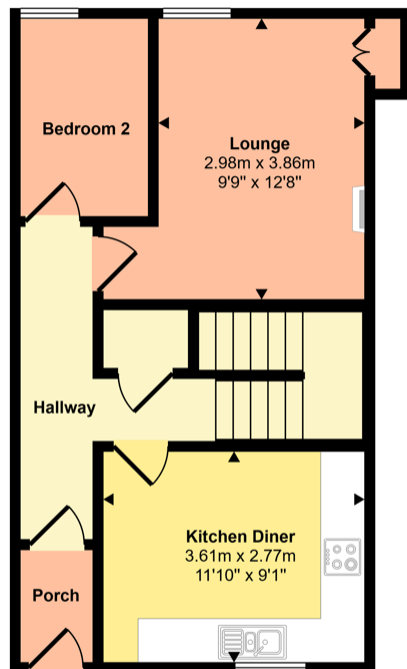
MORTGAGE & FINANCIAL ADVICE

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.

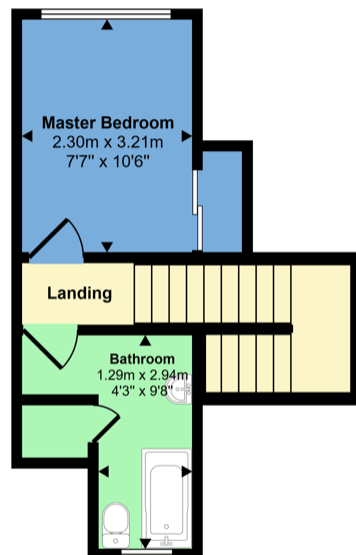
FREE VALUATION

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
63 sq m / 682 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 21 sq m / 224 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+) A		
(81-91) B		
(69-80) C	71	71
(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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