



Offers Over £130,000
7 Henderson Park



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Henderson Park

Windygates, Leven, KY8 5DL

This spacious SEMI DETACHED VILLA is positioned on a corner plot within the popular sought after village of Windygates. Located close to the Primary School and within walking distance of the new railway station. This family home comprises, Hall, spacious lounge, modern kitchen, Shower room and two excellent sized double bedrooms. Large brick built garage with work space to rear, generous gardens to front side and rear. Double glazing and gas combi central heating. Early viewing is recommended.





Hall

Access to the property is through an attractively finished UPVC external door with opaque glazed insert. The hallway offers access to lounge and shower room, wide stairs rise to the upper level. Oak flooring. Substantial built-in cupboard allows for storage.

Lounge

A bright spacious public room located to the front of the property with double aspect windows looking to front and side. Recessed alcove, Cedar lined ceiling with eye ball spot lights. Laminate flooring.



Kitchen

The kitchen enjoys a good supply of modern gloss finished floor and wall storage units, drawer units, Marble effect wipe clean work surfaces with matching wet wall splash backs and inset stainless steel sink, drainer and mixer taps. Integrated fan assisted oven, four burner hon and chrome finished extractor. Plumbing for automatic washing machine. Window formation and door exit to the rear garden.

Family Bathroom

The replanned family bathroom is wet walled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted thermostatically controlled shower with glazed shower screen. Ladder style heated towel rail. Opaque glazed window.

Upper Level

Stairs and Landing

A wide staircase rises to the upper level. The upper hall offers access to both bedrooms. Large walk-in cupboard. Window looks to the rear.

Bedroom One

An excellent sized double bedroom located to the front of the property with window formation overlooking Balcurvie Road and Henderson Park. The room features a full range of built-in wardrobes extending along one wall.



Bedroom Two

A further excellent sized double bedroom located to the rear of the property. Window formation overlooks the rear garden. The room enjoys a full range of built-in cupboards and wardrobes extending along one wall. Ceiling hatch offers access to the fully floored attic space.

Garage

The garage is 7.35 meters in depth giving enough space for a good sized family car and also allows additional space for work/storage area. Light and power. Roller door to the front.

Garden

The property occupies a corner plot thus there is generous sized gardens to front side and rear. The drive offers off street parking and allows vehicle access to the garage.

Heating and Glazing

The property benefits from full 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.

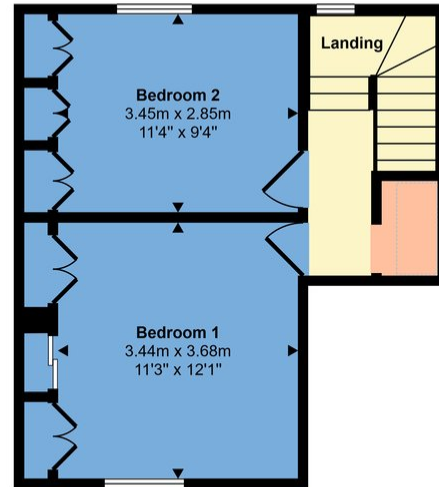
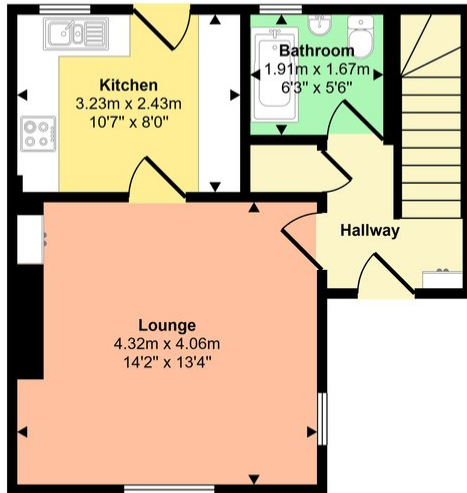
FREE VALUATION

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Approx Gross Internal Area
72 sq m / 770 sq ft



Denotes head height below 1.5m

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		80
(55-68) D	65	
(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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