



Offers Over £85,000
21 Earl Haig Avenue
Leven, KY8 4EE



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Earl Haig Avenue

Leven, KY8 4EE

This well maintained ground floor flat is positioned in a quiet cul de sac within a popular sought after area of the town, forming part of a block of four, accommodation comprises: Vestibule, Hall, bright spacious lounge, kitchen, remodelled shower room and two double bedrooms. Gas central heating, double glazing. Gardens to front and rear. An ideal first time buy or family home for those of us getting on in years. Viewing strictly by appointment.





Vestibule

Access to the property is through an attractive replacement UPVC external door with pattern glazed inserts. The Vestibule has an internal door leading to the hall.

Hall

The hall offers access to the lounge, both bedrooms and the shower room. Cupboard allows for storage.

Lounge

A bright spacious public room positioned to the front of the property with large picture frame window over looking the front garden and quiet cul de sac. Cupboard offers storage. Laminate flooring. Further door leads to the kitchen.

Kitchen

The kitchen has a supply of wood trimmed floor and wall storage units, wood effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs. Space for slot in cooker. Plumbing for automatic washing machine. Window formation and external door exit to the rear garden.



Bedroom

An excellent sized double bedroom positioned to the front of the property with window formation over looking the front garden and quiet cul de sac. Built in wardrobes with extra wide mirror sliding doors extend along one wall.

Bedroom

The second double bedroom is located to the rear with window formation over looking the rear garden area.

Shower Room

The shower room has been remodelled and is extensively wet walled and tiled, three piece suite comprises low flush WC, pedestal wash hand basin and curving shower compartment with wall mounted shower. Opaque glazed window.

Garden

The garden to the front of the property is mainly laid to grass with flag stone paths. The rear garden is again mainly laid to grass but includes a patio and greenhouse.

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
71 sq m / 766 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	73	76
(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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