



Offers Over £49,000
65 Randolph Street



DELMOR
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Randolph Street

Buckhaven, Fife, KY8 1AT

*****NEW PRICE-REDUCED***NOW £6000.00 BELOW HOME REPORT VALUE. This Flat has underwent a full internal renovation, beautifully presented and including Double Glazing, gas central heating including new radiators throughout, replastered, professionally decorated walls, new quality carpeting and floor coverings. Accommodation comprises: Hall with utility cupboard, well appointed lounge, new modern galley kitchen with integrated eye level oven and gas hob, two bedrooms and redesigned beautifully finished shower room. A great FIRST TIME BUY or BUY TO LET PROEPRTY.**





Shared Staircase

A mutual internal stair case serves three flats.

Hall

Access to the property is through a quality replacement external door. The hall has internal doors leading to the lounge, recently remodelled galley kitchen, both bedrooms and redesigned shower room. Utility Cupboard is plumbed for washing machine and has stacking system for tumble dryer. Replastered walls, high corniced ceiling.

Lounge

A well appointed public room positioned to the front of the property with two separate tilt and turn window formations over looking Randolph Street. Focal point for the room is an attractive display fireplace set within a jet surround with timber mantle. Superb intricate cornicing to the ceiling. Quality carpeting.



Galley Kitchen

The galley kitchen as with the rest of the property has been recently remodelled, enjoying a supply of modern gloss finished floor and wall storage units, drawer units, pull out carousel storage, granite effect wipe clean work surfaces with stainless steel splash backs and inset circular stainless steel sink, drainer and mixer taps. Integrated eye level oven and four burner gas hob plus extended overhead extractor. High level window formation. The room also houses the gas combi central heating system.

Bedroom One

The main excellent sized bedroom is positioned to the front of the property with inset tilt and turn window formation over looking Randolph Street. A full range of built in wardrobes with five separate sliding doors extend along the entire length of one wall. New quality carpeting. Replastered freshly decorated walls.

Bedroom Two

The second bedroom is positioned to the rear of the property, tilt and turn window formation allows for natural light. Replastered wall, fresh neutral décor. Quality carpeting.



Redesigned Shower Room

The shower room has been tastefully redesigned. Three piece suite comprises low flush WC and wash hand basin set into a modern attractive vanity unit and superb curving wet walled double shower compartment with "Triton Amber III " wall mounted electric shower. Replastered walls. Lowered ceiling with downlighters.

Heating and Glazing

Gas central heating. Quality Double Glazing. Replastered and professionally decorated. Quality carpeting and floor coverings.

Contact Details

Delmor Estate Agents
52 Commercial Road
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www.delmorestateagents.co.uk

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

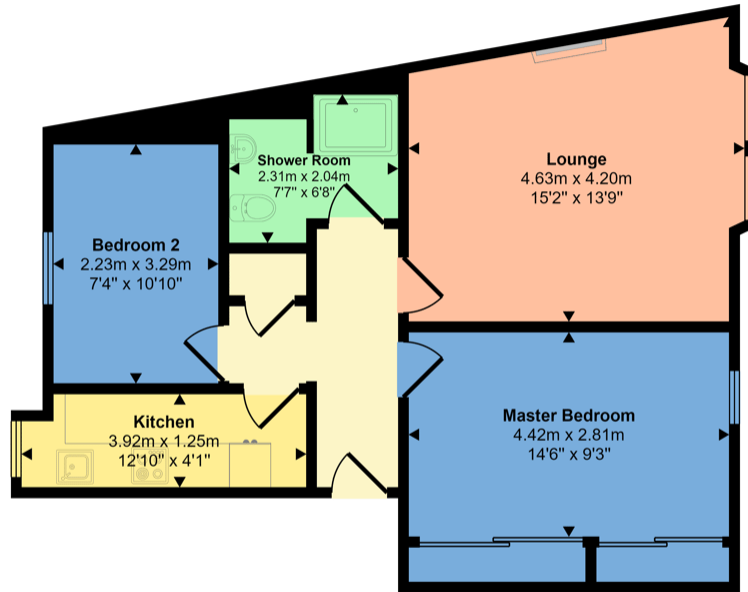
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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
59 sq m / 637 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		80
(55-68)	D	61	
(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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