



Offers Over £135,000  
Glengyle



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# Glengyle

Leven , Leven, KY8 4PG

A VERY MUCH ONE OFF PROPERTY, although in need of upgrading, this END TERRACE COTTAGE boasts a central location within a stones throw of the Promenade and a short walk to both the High Street and the NEW LEVEN RAILWAY Station. Accommodation at ground floor Leven comprises: Entrance Porch, Vestibule, Hall Lounge, Formal Dining Room, Kitchen and Shower Room, The Main Stairs and Landing has a fabulous stain glass Arched window and provides access to A large bedroom/sitting room (Previously two rooms) the second bedroom and Shower Room, A second staircase accesses the third bedroom. Outhouses and shared Drying Green. Outstanding Potential.





### Entrance Porch

Access to the property is through a glazed and panelled external door, Window formations look to the side towards School Lane. Tiled flooring. An attractive UPVC external door leads to the Vestibule.

### Vestibule

The Vestibule has a cornice ceiling, an opaque glazed and timber door leads to the Hall

### Hall

The hall has original panel doors leading to the lounge and dining room. A wide curving staircase rises to the upper level. A Traditional impressive Arched stain glass window dominates the stairs and the hall.

### Lounge

The Lounge is positioned to the front of the property, double aspect windows one looking to School Lane, the window to the front of the property looks down School Lane to the Promenade . An Arch leads to the Dining Room

### Formal Dining Room

The second public room has two separate window formations looking to the side of the property.

### Kitchen

The kitchen offers a supply of modern beech wood finished floor and wall storage units, granite effect wipe clean work surfaces with inset enamel sink, drainer and mixer taps. Integrated fan assisted oven, four burner hob and overhead extractor. Tiled splash backs. Plumbing for automatic washing machine. A panelled UPVC external door exits to the side of the property. The kitchen also offers access to the rear hall.

### Rear Hall

The rear hall has a further external door exiting to the rear. An internal door leads to the shower room. The second staircase rises to Bedroom Three

### Downstairs Shower Room

The shower room has three piece suite comprising low flush WC, pedestal wash hand basin and enclosed and tiled shower compartment with thermostatically controlled shower. Opaque glazed window.





## Rear upper floor

### Rear Staircase

The Second staircase rises to the rear upper floor (presently no access to the main upper floor) A small Square window allows for some natural light.

### Bedroom Three

The third bedroom is positioned above the kitchen and is accessed from a separate staircase, Double aspect window look to the side and rear of the property.

## Main Upper Floor

### Main Stairs and Upper Hall

The Main staircase rises to the Upper Level, as mentioned an impressive arched stain glass window commands the staircase. The Upper Hall offers access to Bedroom one/ sitting room and bedroom two plus the main shower room.



### Open Plan Bedroom Sitting Room

Previously two separate rooms, now open plan, the bedroom area has its own window, wash hand basin and cupboard, a sliding plastic divider separates it from the sitting area. The sitting area has its original tiled fireplace, A Hanging bay window formation with window seat looks down School Lane to the Promenade, the Forth Estuary and the Lothians beyond. A further window looks to the side.

### Bedroom Two

The second superior sized Double Bedroom has a window formation looking to the side of the property. The room enjoys a full range of modern fitted light beech wood finished bedroom furniture including, Bed head, bedside cabinets, wardrobes, drawer units and cupboards.

### Upstairs Shower Room

The Main shower room has been remodelled, wet walled throughout, three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity unit and enclosed and wet walled shower compartment with thermostatically controlled shower. Modern mirrored and panelled ceiling.



### Outhouses and Shared Drying Green

The property has outhouses to the rear of the property and also benefits from a shared drying green.

### Heating and Glazing

Gas Central Heating, Partial 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.

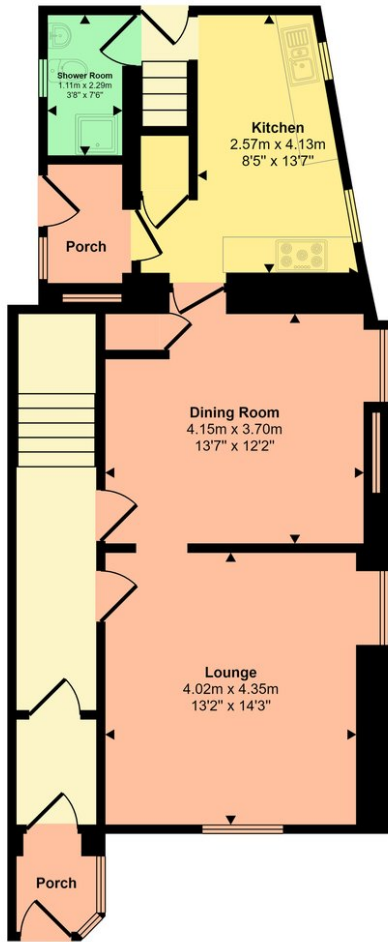
### MORTGAGE & FINANCIAL ADVICE

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  
148 sq m / 1589 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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