



Offers Over £110,000  
20 Addison Crescent  
Leven, KY8 4AR



DELMOR

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# Addison Crescent

Leven, KY8 4AR

An ideal blank canvas, SUPERB POTENTIAL, This TERRACE VILLA is positioned within a quiet cul de sac in the ever popular Mountfleurie Precinct and is within easy walking distance to Primary Schools, parks and other amenities. Accommodation comprises Hall, Lounge, Kitchen, shower room and three double bedrooms, Good sized gardens with drive. Although in need of some upgrading, this family home boasts a great location and outstanding potential.







### Entrance Vestibule

Principle access to the property is through an attractive two tone UPVC external door, the Vestibule has a further opaque glazed and panelled door leading to the hall. Cupboard offers storage. Laminate flooring.

### Hall

The hall offers access to the lounge, kitchen and shower room. A wide staircase rises to the upper level. Cupboard offers storage.

### Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the front garden and quiet cul de sac. Display fireplace within marble surround, hearth and moulded timber mantle.

### Kitchen

The kitchen has a supply of traditional gloss finished floor and wall storage units, drawer units, wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Space for slot in cooker. Fixed overhead extractor. Display Shelving and cabinets. Window formation and external door exit to the enclosed rear garden.



### Shower room

The shower room is positioned on the ground floor to the rear of the property. The shower room is extensively panelled and wet walled and has had a replacement double wet walled shower compartment installed (Triton T180 electric shower) plus traditional low flush WC and pedestal wash hand basin.

### Upper Floor

#### Stairs and Landing

The staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. The landing has internal doors leading to all three bedrooms. Ceiling hatch leads to the loft space. Cupboard offers storage.

#### Bedroom One

An excellent sized double bedroom positioned to the front of the property with two window formations over looking the quiet cul de sac. Built in double cupboard.

#### Bedroom Two

The second double bedroom is positioned to the rear with window formation over looking the enclosed rear garden. Built in cupboard.





### Bedroom Three

The third bedroom is again positioned to the rear, window formation over looks the enclosed rear garden. Built in double wardrobe.

### Gardens

The front garden includes a drive with side by side off street parking, the rear garden has external shared access from a close to the side of the property. The enclosed rear garden is laid to patio, lawn, flower beds and shrubberies plus a range of out houses and sheds.

### Heating and Glazing

Electric Heating. Single 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

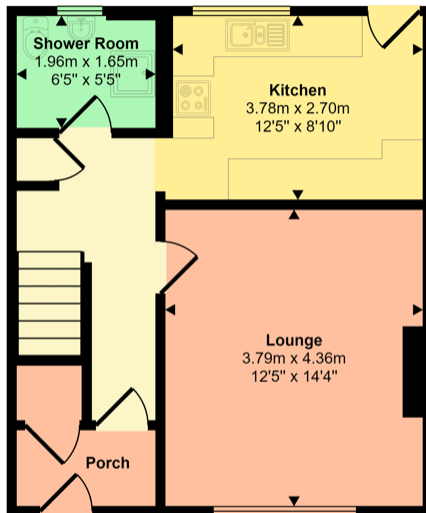
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



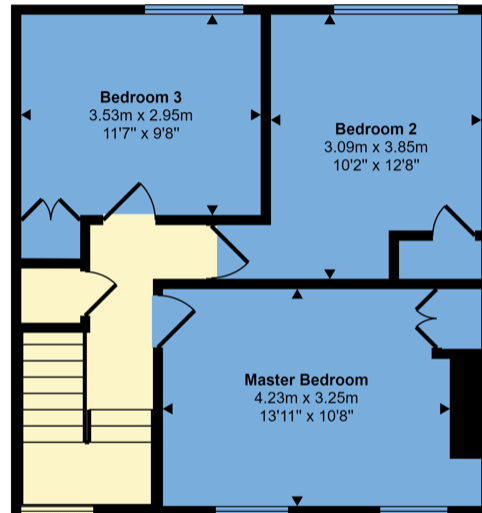




Approx Gross Internal Area  
91 sq m / 984 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 48 sq m / 519 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+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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