



Offers Over £124,950
26 Groban



DELMOR

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Groban

Leven, Fife, KY8 5AT

AN IDEAL FIRST TIME BUY. This superb END TERRACED FAMILY HOME is located within the popular Broom Estate on the west edge of Leven. The property has been upgraded and is in excellent order throughout, (includes, quality double glazing, gas central heating, replastered walls and modern neutral décor.) Accommodation comprises: Hall, lounge with external French Doors and open plan dining area, remodelled kitchen, three excellent sized bedrooms and beautifully redesigned Family Bathroom. Child Friendly Gardens. A great Family Home awaits you.





Entrance Hall

Access to the property is through an attractive panelled and patterned glazed external UPVC door. The spacious hall offers access to the dining room/lounge, kitchen and the handy downstairs WC. Staircase rises to the upper level. Quality modern grey oak finished laminate flooring. Cloaks hanging space.

Lounge / Dining Area

The Lounge / Dining Area is semi open plan. The Lounge area has double extra wide French style doors opening onto the raised decked terrace and overlooking the front garden. Both wall and ceiling lights. The dining area has room for a good sized dining table plus additional free standing furniture. Cupboard allows for storage.



Kitchen

This remodelled kitchen offers an ample supply of modern gloss finished floor and wall storage units, plus drawer units. Contrasting marble effect wipe clean work surfaces with coordinated wet walled splashbacks. Inset stainless sink, drainer and mixer taps. Integrated and concealed dishwasher. Integrated electric oven, four burner hob with stainless steel splashbacks and contemporary glazed and chrome finished extractor. Plumbing for automatic washing machine. Space for upright fridge freezer. Window formation over looks the front garden.

Downstairs W.C

This handy downstairs W.C enjoys two piece suite, comprises low flush WC and small Belfast style sink set into tasteful vanity unit. Modern panelled and mirrored ceiling with downlighters. Opaqued glazed window provides light and ventilation.



Upper Level

Stairs and Landing

The Staircase rises to the upper level. The spacious Landing offers access to all three bedrooms plus the redesigned family bathroom. Window formation at the top of the stairs allows for natural light. Tasteful neutral décor.

Bedroom One

An excellent sized double bedroom with window formation overlooking the front garden plus open grassed areas. Built in sliding wardrobes extend along one full wall providing ample storage.



Bedroom Two

Another excellent sized double bedroom located to the front of the property. Two separate tilt and turn window formations overlook the enclosed child friendly garden and on over open grassed areas.

Bedroom Three

The third bedroom is again located to the front of the property with window formation offering views over the front garden.

Bathroom

The bathroom is beautifully finished and wet walled throughout. Completely redesigned the bathroom has three piece suite comprises; modern low flush WC with concealed cistern, wash hand basin set into tasteful vanity unit and "L" style bath/shower combination with thermostatically controlled shower that benefits from both hand held and raindrop shower fittings.

Gardens

The main garden ground is located to the front of the property and is southwest facing, very child friendly laid mainly to grass with a large decked terrace all enclosed within high fencing. There is a further easily maintained area to the rear of the property which includes an internal garden tool storage area. Ample Public bay parking is located to the rear of the property

Heating and Glazing

Gas combi 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

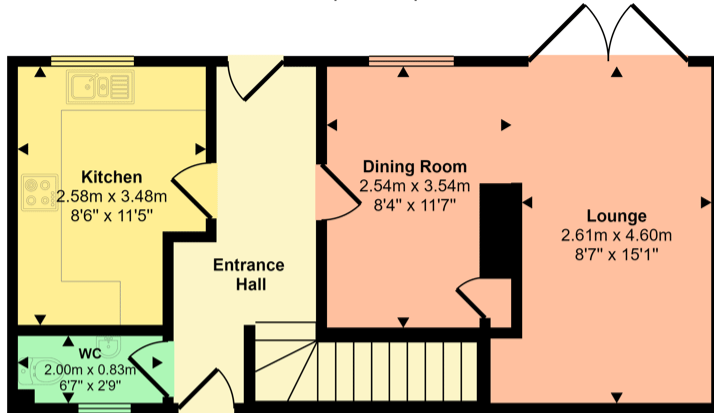
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.

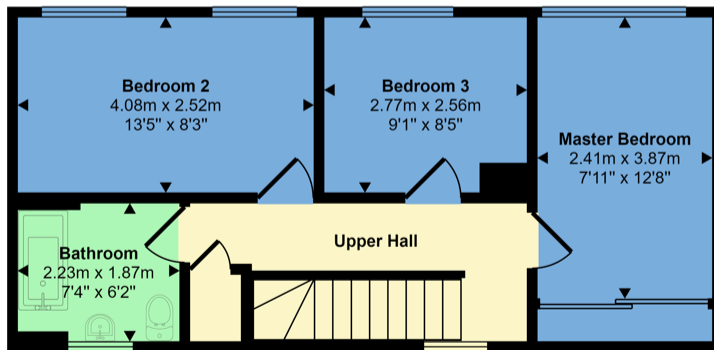


Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor

Approx 43 sq m / 463 sq ft



First Floor

Approx 43 sq m / 463 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.



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