



Offers Over £84,995
2 Glebe Street
Leven, KY8 4QN



DELMOR
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Glebe Street

Leven, KY8 4QN

****NEW PRICE NOW REDUCED TO £5000 BELOW HOME REPORT VALUE***** A clean, tidy, well maintained UPPER FLAT, centrally located within walking distance of the High Street, Railway Station, Beach and other amenities. Accommodation comprises: Hall, tastefully appointed lounge, modern kitchen, two excellent sized, well presented double bedrooms and bathroom, gas central heating, Double Glazing. Shared garden. A SUPERB FIRST TIME BUY IN MOVE IN CONDITION.





Entrance, Stairs and Hall

Access to the property is at ground floor level. An internal staircase rises to the accommodation level. The Hall has internal doors leading to the lounge, kitchen, bathroom and both bedrooms. Cupboard offers storage. Ramsay ladder and ceiling hatch accesses the partially floored attic.

Lounge

A tastefully appointed public room, positioned to the front of the property with two separate windows offering an aspect over Glebe Street. Tasteful neutral decoration. Focal point for the room is an electric display fire in an attractive surround and marble effect finished hearth.

Kitchen

The modern remodelled kitchen enjoys a good supply of contrasting floor and wall storage units, drawer units, coordinated wipe clean work surfaces with inset sink, drainer and mixer taps. Partially tiled splash back. Integrated electric fan assisted oven, four burner hob and concealed extractor. Plumbing for automatic washing machine. Window formation over looks the shared garden to the rear.



Bathroom

The Family bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and attractive oval bath. Ladder style heated towel rail. Opaque glazed window.

Bedroom One

A large over sized double bedroom positioned to the front of the property with window formation over looking Glebe Street. Tasteful feature wall decoration.

Bedroom Two

The second double bedroom is positioned to the rear with window formation over looking the shared rear garden.

Garden and Shared Garden.

Small easily maintained garden to the front, larger shared garden to the rear.

Heating and Glazing

Gas Central Heating, Double Glazing



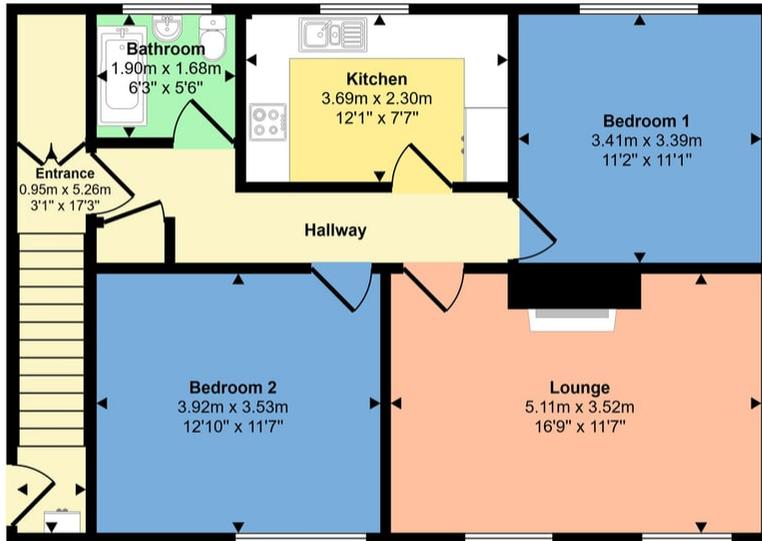
Contact Details

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Approx Gross Internal Area
73 sq m / 787 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	78
(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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