



Offers Over £149,950
104 Wellesley Road
Buckhaven, KY8 1HT



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Wellesley Road

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***** REDUCED TO £15000 BELOW HOME REPORT PRICE*****SUPERBLY MODERNISED, this SEMI DETACHED BUNGALOW is in true Move in condition, accommodation comprises; Vestibule, hall, well appointed lounge, breakfasting kitchen, two excellent sized double bedrooms and redesigned shower/wet room. improvements include replastered walls, professional neutral internal decoration, quality new carpeting and floor coverings. Upgraded and painted external rough casting, quality replacement double glazing. Gas combi central heating. Located close to shops, bus stops, the Primary school and many other amenities. An ideal property for old and young alike.





Vestibule

Access to the property is through an attractive high end composite external door. The Vestibule benefits from parquet style flooring. A modern wood and glazed door leads to the hall.

Hall

The replastered and professionally decorated hall has internal doors leading to the lounge, breakfasting kitchen, both bedrooms and shower/wet room. Brand new deep pile carpeting..

Lounge

A spacious tastefully appointed public room, positioned to the front of the property with triple window formation over looking the small front garden and Wellesley Road. Intricate cornice to the ceiling. Professional neutral decoration . Brand new carpeting.



Breakfasting Kitchen

The breakfasting kitchen enjoys a good supply of floor and wall storage units, drawer units, contrasting wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs. Larder style and overhead cupboards. Space for slot in cooker, modern fixed chrome and glazed chimney style extractor. Plumbed for automatic washing machine. Ample space for a breakfasting/dining area. The room also houses the gas combi central heating boiler. Window formation looks to the rear. Internal door leads to the rear hall. Attractive over sized tiling to the floor.

Rear Hall and Utility area

The rear hall has an external door exiting to the rear garden. Utility recess for tumble dryer etc.

Bedroom One

A superior sized double bedroom positioned to the front of the property with triple window formation over looking Wellesley road. Tasteful cornice, professional neutral decoration, new quality carpeting.



Bedroom Two

The second excellent sized double bedroom is positioned to the rear of the property with window formation with views over the rear garden, drive and on as far as the Forth Estuary. Professional neutral decoration, new quality carpeting. Cupboard houses electric meter and fuse box. and allows for additional storage.

Shower/Wet Room

completely remodelled, the shower/ wet room is extensively wet walled, facilities comprise low flush WC, wall mounted wash hand basin and self draining shower area with thermostatically controlled shower.. Opaque glazed window.

Garden and Drive

Small garden to the front of the property. The rear garden has been replanned and now offers garden area and parking for two family cars all contained within upgraded fencing.

Heating and Glazing

Good quality replacement double glazing. Gas combi central heating. External rough casting overhauled and repainted.



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.

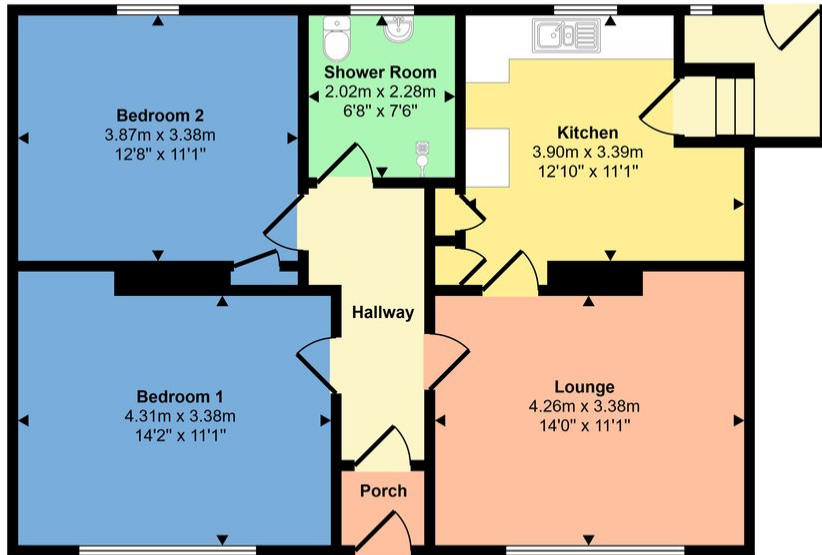
FREE VALUATION

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
74 sq m / 799 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		84
(69-80)	C		
(55-68)	D	65	
(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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