







## Entrance

Property can be accessed to the rear of the building. Entry into the property is through Timber panel exterior door leading into the kitchen.

# Lounge

Located at the heart of the property with window formation over looking the garden area to the rear. Fresh neutral decor throughout including new carpeting and spot lights to the ceiling. Focal point of the room is a modern black display electric fire. Lounge allows access to the Kitchen, Bedroom One and short internal hall which further leads to Bedroom Two and the bathroom.

### Kitchen

A Beautiful Newly fitted 'Wren' Kitchen offers a selection of floor and wall soft close storage cupboards, marble effect wipe clean work surfaces with inset stainless steel sink and mixer tap. Subway style tiled splashback, Stainless steal extractor fan above space for free standing cooker. Space and plumbing for automatic washing machine, space for under counter fridge. Spot lighting to ceiling and window formation allows natural light and ventilation. It is understood that the washing machine is included with the sale.

## Bedroom One

A spacious double bedroom located to the front of the property with large window formation allowing plenty of natural light and over looking onto School Street. Freshly decorated including new carpeting.

# **Bedroom Two**

A further double bedroom located to the front of the property over looking School Street. Freshly decorated including new carpeting.

#### Bathroom

Stylish modern bathroom with three piece suite comprising; Low flush wc, rectangular wash hand basin set onto a tasteful vanity unit with cupboard storage below, bath with thermostatically controlled wall mounted shower. Matte Black shower fitments offering both rain fall and hand held options with coordinating mixer tap and glazed shower panel. Marble effect tiling around bath and handbasin splashback, spot lighting to the ceiling.

# Garden

Small walled garden at the entrance of the property, laid to artificial grass with decorative stone edging. A further shared garden/drying green beyond.



# Heating and Glazing

Double Glazing and Gas Central Heating

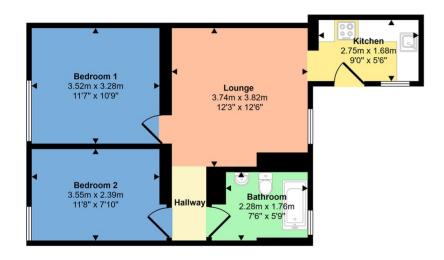
# **Contact Details**

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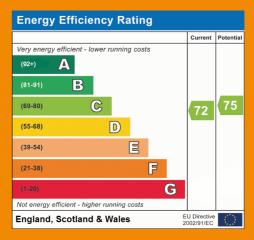
#### Approx Gross Internal Area 49 sq m / 529 sq ft



#### 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. Loors of items such as bathroom sultes are representations only and may not look like the real items. Made with Made Snappy 360.





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