



Offers Over £139,000
17 Pitcruvie Park



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Pitcruvie Park

Lundin Links, Leven, KY8 6HY

Boasting the best of locations with an open outlook toward Keils Den and onto Largo Law, this TERRACED VILLA is double glazed and enjoys gas central heating, accommodation comprises: Hall, spacious lounge, dining room, kitchen, bathroom with bath and separate shower, two double bedrooms and a small box room. Gardens. Boasting the best of Locations. Viewing by appointment.





Entrance Porch

Access to the property is through a double glazed external door. The Entrance porch has a further internal door leading to the lounge dining room.

Lounge Dining Room

A bright spacious public room with window formation looking to the front of the property with views over the parking areas and on towards Keilsden. A further floor to ceiling window and sliding glazed door egress to the enclosed rear garden, open plan staircase rises to the upper level.

Kitchen

The kitchen offers a supply of wood trimmed floor and wall storage units, drawer units, granite effect wipe clean work surfaces with inset sink drainer and mixer taps. Matching small angled breakfast bar, Space for slot in cooker (included) integrated and concealed dishwasher, plumbing for automatic washing machine. Window formation and door exit to the rear garden.



Upper Floor

Stairs and Landing

The stairs rise to the upper level. The landing has internal doors leading to the family bathroom, both double bedrooms and the box room. Cupboard allows for storage. Ceiling hatch accesses the attic space.

Bedroom One

An excellent sized double bedroom, positioned to the front of the property with window formation looking towards Keilsden and onwards to Largo Law. The room has a range of fitted wardrobes, over bed cupboards, display shelving and bedside cabinets.

Bedroom Two

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

Box Room

The small box room is accessed from the landing. Window formation looks to the front of the property.



Family Bathroom

The family bathroom is tiled through out, four piece suite comprises low flush WC, pedestal wash hand basin, panel bath and separate enclosed shower compartment. Opaque glazed window.

Garden

The garden to the front of the property is open plan design, the larger rear gardens have external access from a close to the side of the property.

Heating and Glazing

Gas 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

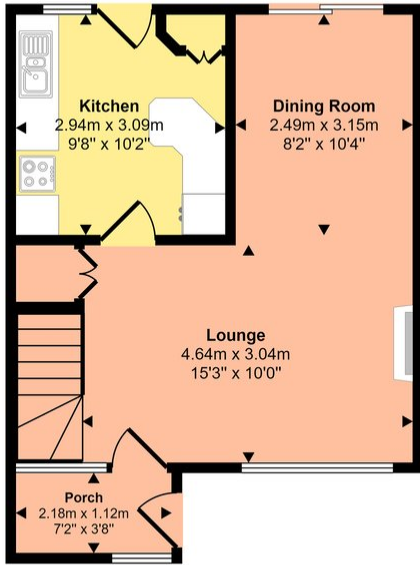
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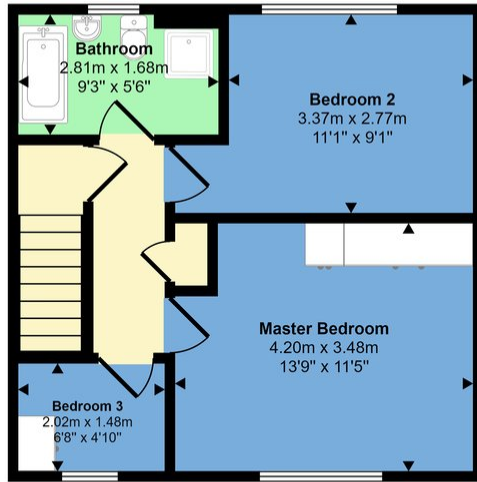
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Approx Gross Internal Area
79 sq m / 846 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 41 sq m / 437 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+)	A		
(81-91)	B		88
(69-80)	C	71	
(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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