



Offers Over £159,000  
50 Wellesley Road



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# Wellesley Road

Buckhaven, Leven, KY8 1HT

\*\*\* PRICE REDUCTION - Now more than £10,000 BELOW Home Report Value \*\*\*

Boasting a popular sought after area, set back from the road, this fabulously EXTENDED SEMI DETACHED VILLA forms an ideal family home. Accommodation comprises on the ground floor: Hall, beautifully presented lounge dining room, fabulous breakfasting kitchen, large conservatory and family bathroom. The upper floor accommodates two large well appointed double bedrooms and a single bedroom. The attic has been floored, lined and carpeted and is presently being utilised as an occasional bedroom. Mature landscaped south facing gardens. A wonderful family home.





### Hall

Principle access to this family home is through an attractive panelled and pattern glazed UPVC external door. The spacious tastefully decorated hall offers access to the lounge, conservatory and family bathroom. A wide staircase rises to the upper level. Cupboard beneath the stairs allows for storage. Laminate flooring.

### Lounge Dining Room

3.62m x 6.22m (11' 11" x 20' 5")  
The lounge dining room has been extended with the dining area occupying the original kitchen area. A beautifully presented public room, window formation looks to the front. Focal point for the room is an attractive living flame gas fire. Low level cupboard houses the electric meter and fuse box. Tasteful fresh modern decor. Quality polished American oak finished laminate flooring. Double French style doors open into the kitchen. Back to back glazed display shelves are viewed from the dining area and kitchen.

### Breakfasting Kitchen

3.39m x 5.09m (11' 1" x 16' 8")  
The fabulous Breakfasting Kitchen forms the main part of the extension to the rear of the property, generously proportioned and offering an excellent supply of floor and wall storage units, display cabinets and display shelving, plate racks. Marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, tiled splash backs, integrated electric fan assisted oven, four burner hob and canopy style extractor. Plumbing for automatic washing machine and dishwasher. Window formation and double French style doors exit to the raised decking and rear garden.

### Conservatory

3.25m x 6.32m (10' 8" x 20' 9")  
The extra large Conservatory forms the extension to the side of the property and enjoying a southern outlook. Hexagonal effect with surrounding windows and double French style doors opening into the enclosed garden.





### Family Bathroom

2.07m x 2.05m (6' 9" x 6' 9")

The family bathroom is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and extra wide bath with wall mounted "Triton Enrich" electric shower, shower screen, tiled flooring. Opaque glazed window.

### Upper Level

#### Stairs and Landing

A wide staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. The landing has internal doors leading to all three bedrooms. Ceiling hatch accesses the lined and floored attic. (presently utilised as an occasional bedroom - 2.70m x 3.91m)

#### Bedroom One

3.11m x 3.17m (10' 2" x 10' 5")

An excellent sized double bedroom, positioned to the front of the property with window formation over looking the garden and parking areas, Two double fully fitted wardrobes extend along one wall. Fresh neutral decor.



#### Bedroom Two

3.07m x 2.99m (10' 1" x 9' 10")

The second spacious double bedroom, this time positioned to the rear of the property with window formation attracting natural light. Built in wardrobes with inset mirrors extend along the greater part of one wall. Fresh decor.

#### Bedroom Three

2.07m x 2.45m (6' 9" x 8' 0")

A single bedroom, positioned to the front of the property with large circular, post hole style window formation looking to the front.

#### Gardens

There is a small garden to the front of the property. Large enclosed gardens to the side and rear are south facing and offer a good deal of privacy, laid to a large split level raised decking area, drying green, raised flower beds and shrubberies plus a bin storage area.

#### 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

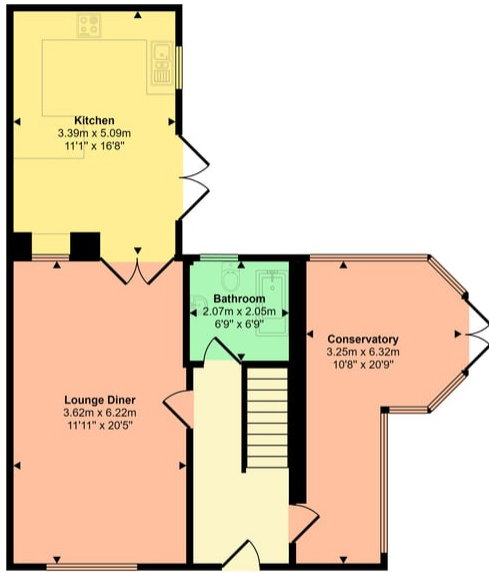
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

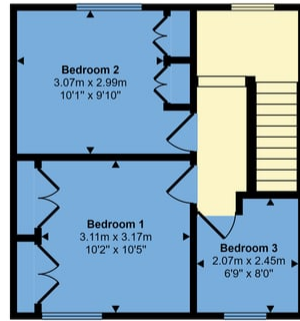


Approx Gross Internal Area  
121 sq m / 1304 sq ft

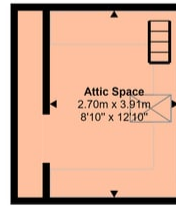


Ground Floor  
Approx 71 sq m / 761 sq ft

Denotes head height below 1.5m



First Floor  
Approx 37 sq m / 401 sq ft



Second Floor  
Approx 13 sq m / 142 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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