



Offers Over £134,000  
53 Robertson Avenue  
Leven, KY8 4AP



DELMOR

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# Robertson Avenue

Leven, KY8 4AP

Located within the popular, sought after Mountfleurie estate, this TERRACED FAMILY HOME offers spacious, well appointed accommodation, comprises: Hall, well appointed lounge, remodelled breakfasting kitchen and shower room. The upper floor accommodates three excellent sized double bedrooms. Gas Central Heating, Double Glazing. Large mono block drive to the front and landscaped child friendly gardens to the rear. An excellent family Home located within a stones throw of Mountfleurie Primary School and close to other amenities.







### Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door. The hall has internal doors leading to the lounge and shower room. The staircase rises to the upper level. Cupboard allows for storage. A further low level cupboard houses the electric meter and fuse box. Wood finished laminate flooring.

### Lounge

4.42m x 3.30m (14' 6" x 10' 10")

A bright, well presented public room positioned to the front of the property with two separate window formations over looking the mono block drive and Robertson Ave. Focal point for the room is an attractive living flame gas fire set upon a polished jet mantle and surround and contrasting marble mantle. Tasteful decor, Coving to the ceiling. The quality laminate flooring continues through from the hall.



### Breakfasting Kitchen

The Breakfasting kitchen enjoys an excellent supply of light beechwood finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with stainless steel sink, drainer and mixer taps, tiled splash backs, matching wide breakfast bar with seating for four. Built in wine rack, display cabinets. Integrated double oven and four burner hob and modern, chrome finished chimney style extractor. Lowered ceiling with down lighters and coving. Window formations and external door exit to the enclosed rear garden. Tiled flooring.

### Shower Room

2.26m x 1.51m (7' 5" x 4' 11")

The shower room is wet walled throughout, three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity with cupboards and large vanity mirror plus and enclosed one and a half basin shower compartment with wall mounted thermostatically controlled shower. Modern panelled ceiling with down lighters. opaque glazed window.



## Upper Floor

### Stairs and Landing

The staircase rises to the upper level, A window formation at the turn of the stairs allows for natural light. The landing offers access to all three bedrooms. Cupboard offers storage. Ceiling hatch leads to the loft space.

### Bedroom One

3.89m x 2.62m (12' 9" x 8' 7")

A good sized double bedroom positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobe triple sliding doors extend along the greater part of one wall. Laminate flooring. Wall and central ceiling lights.

### Bedroom Two

4.43m x 2.64m (14' 6" x 8' 8")

A second generous sized double bedroom, this time positioned to the front of the property with window formation over looking Robertson Avenue. Built in wardrobes with mirror sliding doors. Laminate flooring.



### Bedroom Three

3.34m x 2.87m (10' 11" x 9' 5")

The third bedroom is again a double, positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobes with sliding doors extend along the greater part of one wall. Laminate flooring.

### Gardens and Drive

The front garden has been converted to form a large mono block drive. The rear garden has external access from a close to the side of the property. Laid to lawn and drying green, patio and additional seating areas. Brick built shed.

### Heating and Glazing

Gas Central Heating and 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.

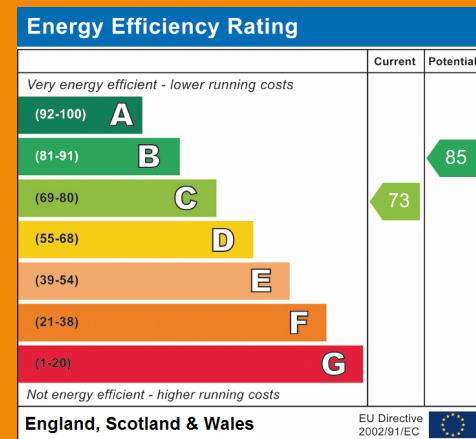
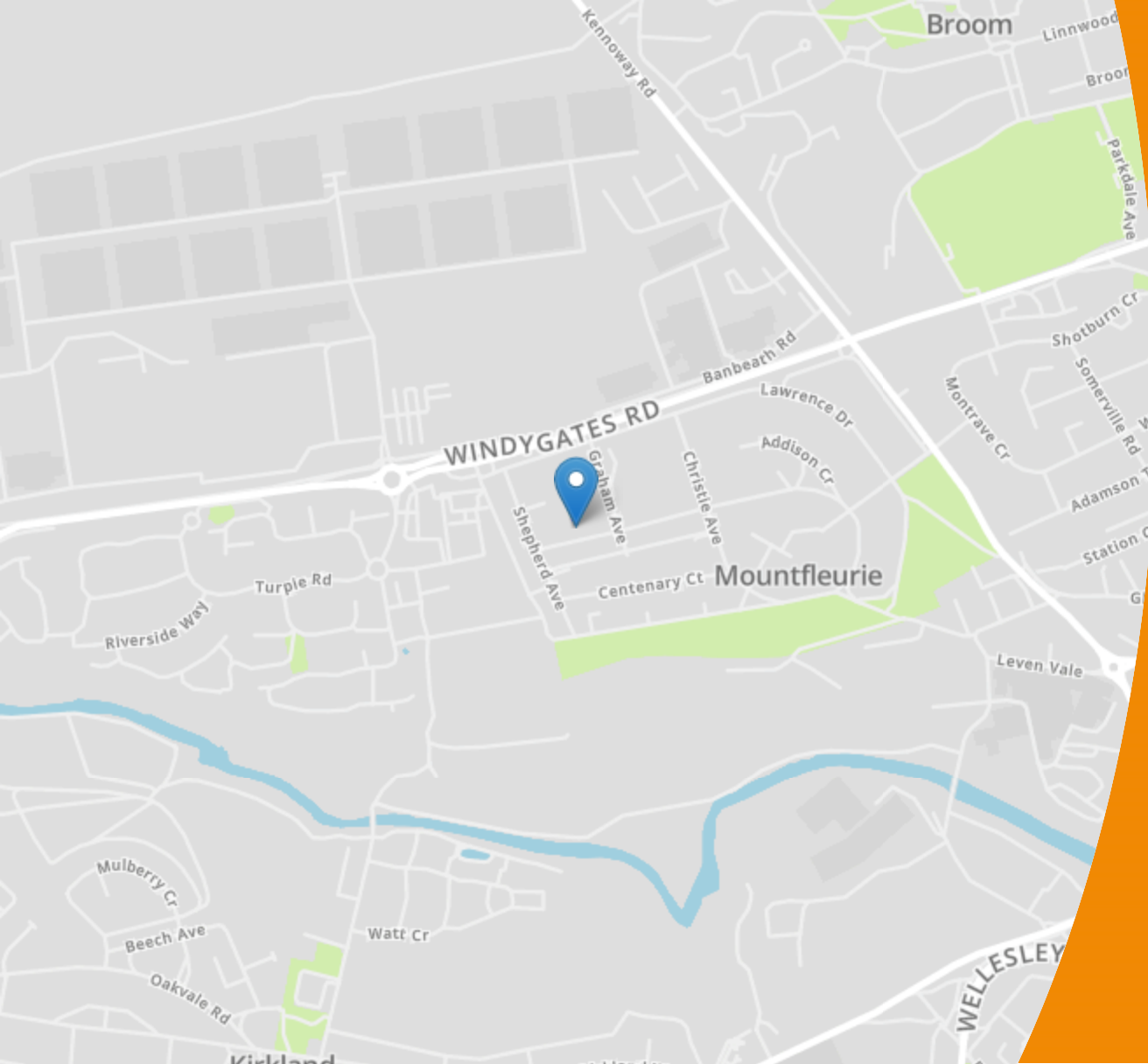
### MORTGAGE & FINANCIAL ADVICE

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.





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