



Offers Over £62,000
26 Haughgate Terrace
Leven, KY8 4RZ



DELMOR
01333 421 816
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Haughgate Terrace

Leven, KY8 4RZ

Enjoying a central location, THIS GROUND FLOOR FLAT offers an ideal blank canvas, gas central heating backed up with double glazing, accommodation comprises: Hall, Bright, spacious lounge, kitchen, double bedroom and bathroom, gardens to front, and rear. Great potential as a FIRST TIME BUY or Buy to Let property





Hall

The hall offers access to the lounge, kitchen, bathroom and bedroom. Two large cupboards allow for storage. (one houses the gas combi central heating boiler).

Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the front garden, Haughgate Terrace and Lemon Terrace. Display Fire set upon a marble hearth. Recessed display alcove with cupboard.

Kitchen

The kitchen has a supply of traditional floor and wall storage units, wipe clean work surfaces with inset stainless steel sink, drainer and singular taps. Tiled splash backs. Space for slot in cooker. Plumbing for automatic washing machine. Two window formations look to the rear.

Bathroom

The partially tiled bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and panel bath. Opaque glazed window.

Bedroom

A spacious double bedroom with window formation over looking the front garden, Haughgate Terrace and Lemon Terrace. Cupboard houses the electric meter and fuse box.

Garden

The property has garden ground to the front, side and rear.

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
52 sq m / 559 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		
(69-80)	C	74	76
(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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