



Offers Over £137,000  
98 Riverside Way  
Leven, KY8 4FH

  
**DELMOR**  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# Riverside Way

Leven, KY8 4FH

A fabulous lower apartment built to the exacting standards of the prestigious Ainslie Homes with quality finishing throughout. Double glazing. Gas Central Heating and tasteful neutral décor. Accommodation comprises; Spacious hall, superbly presented lounge, Dining Kitchen, Master Bedroom with en-suite shower room, second double bedroom and bathroom. Private parking. An exclusive ground floor apartment positioned in a quiet peaceful cul de sac in the best of areas. Viewing by appointment.







### Hall

Access to the property is through a quality panelled and patterned glazed external door. The spacious hall has internal doors leading to lounge, both bedrooms, bathroom and breakfasting kitchen. Large walk-in cupboard houses the electric meters and offers additional storage. Quality wood flooring.

### Lounge

A spacious tastefully presented public room with modern bay window formation looking to the front of the property. Oak flooring. Professional feature wall decoration.

### Kitchen Dining Room

A quality kitchen dining room with a good supply of high end, wood finish floor and wall storage units, drawer units, Wine Racks. Wipe clean work surfaces with inset sink, drainer and mixer taps. Fully tiled splash back. Integrated electric oven, four burner gas hob and pull out extractor plumbing for automatic washing machine. Slate effect tile flooring. Ample space for a good sized breakfasting/dining table. Window formation over looks the quiet cul de sac to the front of the property.



### Master Bedroom

A beautifully presented double bedroom with patio doors egressing to the rear. Oak finishing throughout. Built-in wardrobe with hanging rail and shelving and twin wood finish mirror sliding doors. Further door leads to en-suite shower room..

### Master En-Suite

The Master en-suites facilities comprise low flush WC, pedestal wash hand basin and fully enclosed double shower cubicle with electric shower.

### Bedroom Two

A further excellent sized double bedroom located to the rear of the property with window formation overlooking the rear grassed area. Built-in wardrobes extend along the greater part of one wall..

### Bathroom

The family bathroom is tiled to dado rail level, three piece suite comprises low flush wc pedestal wash hand basin and full size panel bath. Tiled flooring.



### Private Parking and shared Lawns

A private parking space is located to the front of the property. Additionally there are shared visitor parking spaces within the development. The flats share a large area of grass to the rear of the property.

### Heating and Glazing

Gas Central Heating. Double Glazing.

### Contact Details

Delmor Estate Agent  
52 Commercial Road  
Leven  
KY8 4LA  
Tel; 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### 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.

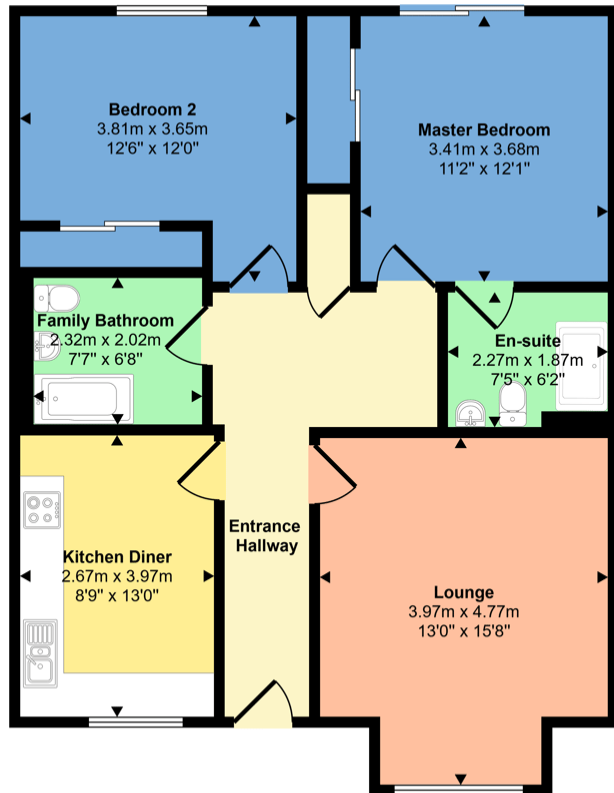
### FREE VALUATION

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  
81 sq m / 872 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+) <b>A</b>                              |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 80  | 80        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   |   |           |
|   | EU Directive 2002/91/EC  |           |

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk