



Offers Over £109,000  
24 Lemon Terrace  
Leven, KY8 4QQ



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# Lemon Terrace

Leven, KY8 4QQ

We are delighted to present this first-floor apartment, set within an exclusive private development in the heart of Leven. Ideally located, it is within easy walking distance of the High Street, scenic nature walks, the beach, the railway station, primary schools and a wide range of local amenities. The property benefits from a secure entrance and offers: a welcoming hall, spacious lounge, breakfasting kitchen, two double bedrooms (both featuring mirrored wardrobes) and a family bathroom with shower. Additional features include gas central heating and double glazing. This is a fantastic opportunity to secure a beautifully situated home-early viewing is highly recommended.





### Entrance and Hall

Access to the property is via a secure entry door that opens into a well-maintained communal hall and stairwell. Stairs rise to the first floor, where a further external door provides entry into the flat. The hallway offers access to the lounge, kitchen, bathroom and all bedrooms, as well as a generous storage cupboard. The hall is professionally decorated in a neutral palette and finished with real wood flooring.

### Lounge

A beautifully proportioned lounge boasting dual-aspect windows for exceptional natural light, finished with stylish real wood flooring. The room is decorated in neutral tones with crisp white cornicing and features high-quality faux-wood horizontal blinds for a refined, contemporary look. (Ceiling light not included). A glazed door opening into the hall helps draw additional light into the space.



### Kitchen

A spacious kitchen with ample room for a dining table, enhanced by two windows that provide excellent natural light. It is fitted with an extensive range of light wood-effect floor and wall units paired with contrasting dark worktops, complemented by mosaic wall tiling. The kitchen offers space for utilities and an oven and extractor fan (included), along with a sink featuring a drainer and mixer tap. Finished with grey floor tiles and housing the combi boiler, it is a practical and well-designed space. A glazed door leading to the hall allows additional light to flow through.

### Bathroom

Light-coloured three-piece bathroom suite with shower attachment, complemented by mosaic tiling and chequered flooring. A frosted window provides natural light and ventilation.

### Bedroom 1

The larger bedroom features a window with faux-wood blinds overlooking the front of the property (Scoonie Road) and benefits from an extra-large built-in mirrored wardrobe. Finished in fresh, light decor and fully carpeted, it is currently used as a comfortable reading room.



## Bedroom 2

A double-sized bedroom with a window overlooking the rear of the property (Lemon Terrace). The room features laminate flooring and a built-in double mirrored wardrobe and is finished in light, neutral decor.

## Glazing, Gas Central Heating

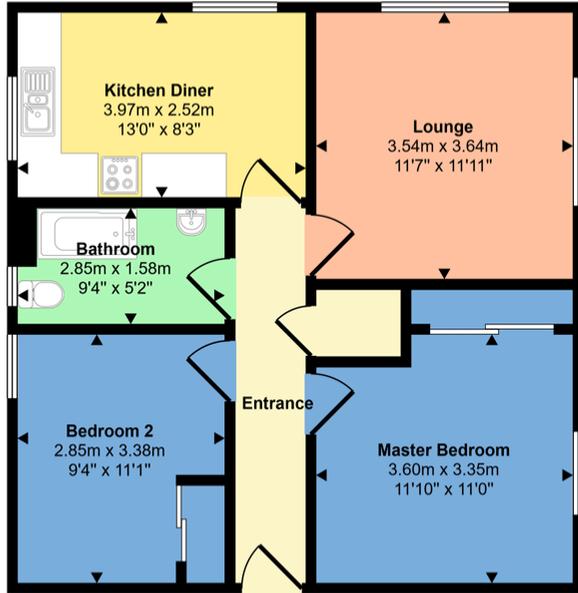
The property is double glazed throughout. Combi boiler situated within the kitchen. Shared outdoor drying area.

## Contact Details

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Approx Gross Internal Area  
60 sq m / 643 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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