



Offers Over £99,950
2a Broomieknowe
Leven, KY8 4QP



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Previously two separate flats, this stunning UPPER FLAT shouts QUALITY, enjoying a location close to the town centre, accommodation comprises; Entrance Porch, spacious hall, fabulously appointed lounge, superb kitchen dining room, utility room, master bedroom with full en-suite bathroom, two further bedrooms and redesigned Family Shower Room, Large garden. Gas Central heating, double glazing, quality finishes and feature ceilings. An outstanding family home in TRUE MOVE IN CONDITION. Viewing by appointment.





Entrance Porch

Access to this fabulous family home is from an external staircase (Stair lifts included if required) then through a glazed external door. The Porch has windows over looking the rear garden area. A modern Adamson style light oak and glazed door leads to the hall. A further UPVC external door accesses the Utility Room.

Hall

The Hall is accessed from the Entrance Porch and in turn provides access to the lounge, the kitchen dining room, family shower room and all three bedrooms, deep cupboard allows for storage. Ceiling hatch leads to the spacious attic.



Lounge

5.76m x 3.99m (18' 11" x 13' 1")
A fabulously appointed public room, twin windows look to the front of the property with views over Victoria Road and Commercial Road. Beautiful feature wall decoration with the focal point being an attractive electric display fire set within marble effect surround, marble hearth and moulded wooden mantle. A concealed cupboard houses the combi boiler and allows for additional storage.

Kitchen with open plan Dining Room

4.46m x 3.95m (14' 8" x 13' 0")

The open plan kitchen dining room has delightful vertical internal slit windows looking into the lounge, The kitchen area enjoys an excellent supply of high end gloss finished floor and wall storage units, coordinated wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps, space for slim line dishwasher, slot in cooker with fixed extractor (included), tiled splash backs, The peninsula breakfast bar forms the divide from the dining area. The dining area is large enough for a good sized dining room table and additional free standing furniture. The American Fridge Freezer, washing machine and tumble dryer may be available subject to price or by separate negotiation.



Utility Room

2.19m x 1.93m (7' 2" x 6' 4")

Positioned to the rear of the property, the Utility Room has a supply of modern high end floor and wall storage units, wood effect wipe clean work surfaces with inset stainless steel sink, drainer and singular taps. The room is extensively tiled, small double aspect windows look to the side and rear. An external UPVC door exits to the entrance porch. (although the entrance to the kitchen remains open, a matching Adamson style oak door is available if preferred)

Master Bedroom

3.66m x 2.97m (12' 0" x 9' 9")

A beautifully presented Master bedroom, Built in wardrobes with mirror sliding doors also conceal the entrance to the full en-suite bathroom. Further deep built in cupboard. Tasteful feature wall decoration. Window formation over looks the rear garden area.

Master En-Suite Bathroom

2.12m x 1.94m (6' 11" x 6' 4")

The Master en-suite bathroom is tastefully finished, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit and full sized panel bath. Further vanity storage, fixed vanity mirror. Double aspect opaque glazed windows.



Bedroom Two

3.98m x 2.73m (13' 1" x 8' 11")

An excellent sized double bedroom, located to the front of the property with window formation over looking Victoria Road. A range of fitted wardrobes with sliding doors extend along the greater part of one wall. Tasteful feature wall decoration.

Bedroom Three

2.70m x 2.27m (8' 10" x 7' 5") (Sizes include the cupboards)

Again located to the front, this bedroom is presently converted to form a spacious dressing room. Fitted with a range of cupboards extending along one wall and display/storage shelving on the opposite wall. This can all be removed to form the original single bedroom. Window formation over looks Victoria Road.

Shower Room

The shower room has been beautifully remodelled, wet walled throughout, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit with cupboards and vanity shelving plus fixed vanity mirror plus an enclosed and wet walled double shower compartment with wall mounted thermostatically controlled shower.



Garden Ground

The garden ground included with the property, located to the rear and including, chipped seating areas, raised decking, mature trees and shrubberies. and a shared drying green. Two sheds plus a share of the external out house.

Heating and Glazing

Gas combi 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

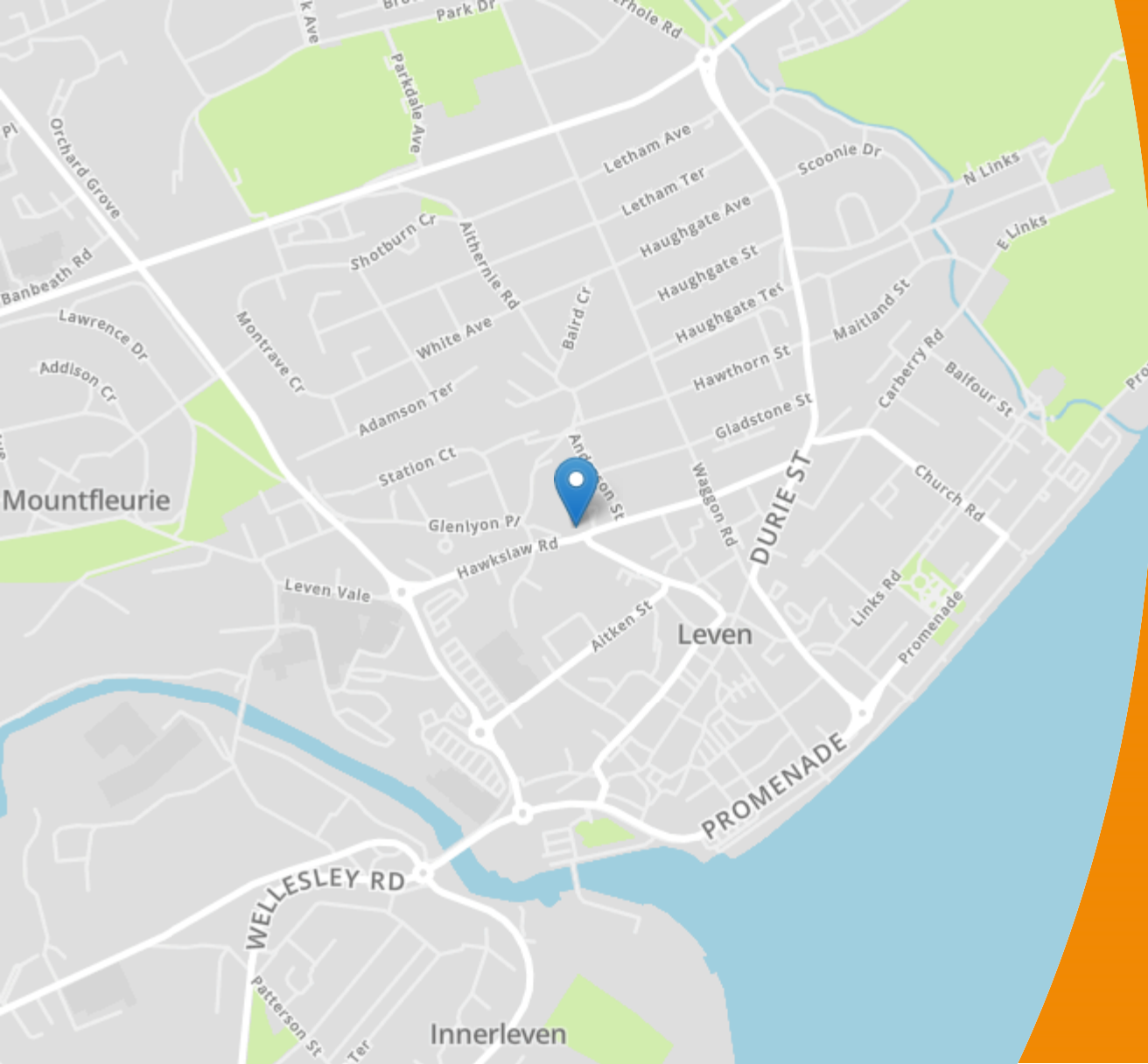
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



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