



Offers Over £330,000  
Fairways  
North Links

  
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# Fairways

Leven, KY8 4SP

**\*\*\*NEW PRICE-REDUCED\*\*\*NOW £30,000 BELOW HOME REPORT VALUE\*\*\***Location, Location, Location ... This DETACHED FAMILY HOME is positioned within NORTH LINKS, on the edge of Scoonie and within a nine iron range of the golf course and walking distance of the Railway Station, the beach and the High Street. Although in need of some upgrading, the property forms an IDEAL BLANK CANVAS. Accommodation comprises on the ground floor: Vestibule, Hall, lounge with impressive bay window, semi open plan dining room, large kitchen, master bedroom with ensuite shower room, second bedroom and modern family bathroom. The upper floor accommodates two further large double bedrooms. Large gardens with extensive mono block drive (large enough for several vehicles) Timber garage. An ideal location and exuding potential. Viewing strictly by appointment.







### Vestible and Hall

Access to this Detached Chalet Bungalow is through an attractive replacement UPVC external door with pattern glazed inserts and over head window. The Vestibule has a further internal door leading to the hall which in turn leads to the lounge, bedrooms one and bedroom four and the family bathroom.

### Lounge

A generous sized public room positioned to the front of the property with impressive Bay Window formation over looking the front garden and North Links. The room is semi open plan to the dining room. Recess display alcove with cupboard housing the electric meter and fuse box.

### Dining Room

A second very spacious public room, semi open plan to the lounge and allowing access to the kitchen. The staircase rises to the upper level. Double access window formations looks to both sides of the property. Central ceiling light and decorative wall lighting.



### Kitchen

The extensively tiled, spacious kitchen offers an abundance of gloss finished floor and wall storage units, display shelving, contrasting marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated oven, for burner hob and concealed extractor. Concealment and plumbing for washing machine and tumble dryer. Window formations look to both side and rear. An external door exits to the rear garden.

### Family Bathroom

The modernised family bathroom is extensively tiled. Three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with corner mixer taps and wall mounted electric shower. Opaque glazed window.

### Master Bedroom

The excellent sized master bedroom is located on the ground floor to the front of the property. Bay window formation over looks the front garden and North Links. Built in wardrobes and overhead cupboards, a further door leads to the master ensuite



### Master Ensuite Shower Room

The modern master ensuite shower room is tiled and wet walled, facilities comprise low flush WC, pedestal wash hand basin and enclosed and wet wall shower compartment, Chrome finished ladder style heated towel rail.

### Bedroom Four

This bedroom is again a double, this time located on the ground floor to the rear of the property. Window formation over looks the rear garden area. Recessed alcove with book/display shelving.

## Upper Floor

### Stairs and Landing

An open plan staircase rises from the dining room to the upper floor, the landing offers access to two further excellent sized double bedrooms. Sky light window allows for natural light.

### Bedroom Two

A further very spacious double bedroom. Velux window formation looks to the front of the property.



### Bedroom Three

A further double bedroom, Velux window formation looks to the front of the property. Access to eave storage space.

### Garage

Although in need of upgrading a single timber garage is positioned to the side of the property and is access from the drive.

### Gardens

The property is set within large gardens with areas to front side and rear of the property. The rear garden is enclosed. The front garden has an extensive mono block drive (large enough for several vehicles) and extends (and offers access) to the garage.

### Heating and Glazing

Double glazing, Electric heating radiators throughout.

### 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.

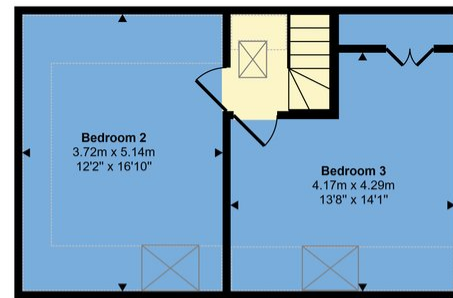
### FREE VALUATION

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  
141 sq m / 1516 sq ft



Ground Floor  
Approx 100 sq m / 1078 sq ft

Denotes head height below 1.5m

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>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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