Offers Over £179,950
Kantara

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Kantara

Buckhaven, Leven, KY8 1BE

This MODERN DETACHED VILLA is located on a corner plot with access from both Lawrence Street and Victoria Road. Accommodation comprises on the ground floor: Hall, well appointed lounge, breakfasting kitchen with large dining area, spacious utility room with internal access to the garage, and cloakroom WC. The upper floor accommodates three bedrooms and the family bathroom (Bath and separate shower compartment) Gardens to front, side and rear with drive to the front accessing the large integral garage and additional secure parking to the rear. It should be noted that additional adjacent ground (Separate title) may be available subject to price or by separate negotiation. Viewing strictly by appointment.

Entrance Vestibule

Access to the property is through a traditional timber external door. The entrance Vestibule has a window formation looking towards Lawrence Street. A further fifteen pane glazed and timber door leads to the hall.

Hall

The hall provides access to the lounge through double French style doors. Further internal doors lead to the kitchen dining room and downstairs cloakroom WC. A wide staircase rises to the upper level.

Lounge

3.713m x 4.995m (12' 2" x 16' 5")
A spacious, well appointed public room, located to the front of the property with large picture frame window formation over looking the front garden and Victoria Road. Double fifteen pane glazed and timber doors lead from the lounge into the dining area and hall. Focal point for the room is a display fire place with marble surround and hearth plus moulded wooden mantles. (It should be noted the fire is display only) Coving to the ceiling.

Breakfasting Kitchen with Dining area.

5.892m x 2.764m (19' 4" x 9' 1")
This duel function room is located to the rear of the property with the dining area enjoying a floor to ceiling window and sliding glazed door egressing to the enclosed rear garden. The Dining area is large enough for a good sized dining room table and additional free standing furniture. The kitchen area is boast a range of oak finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel one and a half basin sink, drainer and mixer taps. Tiled splashbacks. Integrated oven, four burner gas hob and overhead extractor. Display shelving. A wide peninsula co-ordinated breakfast bar forms the divide from the dining area. Further window looks to the rear. A further door accesses the Utility Room

Utility Room

2.743m x 2.067m (9' 0" x 6' 9")
The utility room has a further supply of floor and wall storage units, marble effect wipe clean work surface with inset sink, drainer and mixer taps, Plumbing for automatic washing machine. Cupboard houses the gas boiler. External door and window exit to the rear garden. Further internal door leads to the integrated garage.

Integral Garage

5.988m x 2.482m (19' 8" x 8' 2")
The integrated garage has pedestrian access from the utility room. An up and over door (In need of attention) provides vehicle access from the front drive. Light and power.

Cloakroom WC

2.128m x 0.781m (7' 0" x 2' 7")
The downstairs Cloakroom WC has two piece suite comprising low flush WC and pedestal wash hand basin. Opaque glazed window attracts natural light.

First Floor

Stairs and Landing

A wide staircase rises to the upper level. The landing has internal doors to all three bedrooms and the family bathroom. Ceiling hatch accesses the loft space.

Bedroom One

4.739m x 3.858m (15' 7" x 12' 8")
A tastefully presented over sized double bedroom, located to the front of the property with window formation over looking Victoria Road. Ample space for the largest of beds and addition furniture.

Bedroom Two

3.844m x 2.768m (12' 7" x 9' 1")
A second spacious double bedroom, this time located to the rear of the property with window formation over looking the rear garden area. Built in wardrobe with mirror sliding doors.

Bedroom Three

3.136m x 2.468m (10' 3" x 8' 1")
Again located to the front of the property with window formation over looking Victoria Road. Cupboard allows for storage. This room is presently being used as an office but ideally forms the third bedroom.

Family Bathroom

2.748m x 1.769m (9' 0" x 5' 10")
The spacious family bathroom enjoys four piece suite comprising low flush WC, pedestal wash hand basin, full sized panel bath and enclosed shower compartment with wall mounted "Mira Vie" electric shower. Opaque glazed window.

Gardens

The garden ground to the front of the property is mainly laid to lawn with shrubberies and a flag stone drive leading to the integral garage. The rear gardens are again heavily laid to lawn and stone chipped area allowing for additional off street parking.
PLEASE NOTE
An additional area of ground that is under separate tittle may be included subject to price or by separate negotiation.

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.

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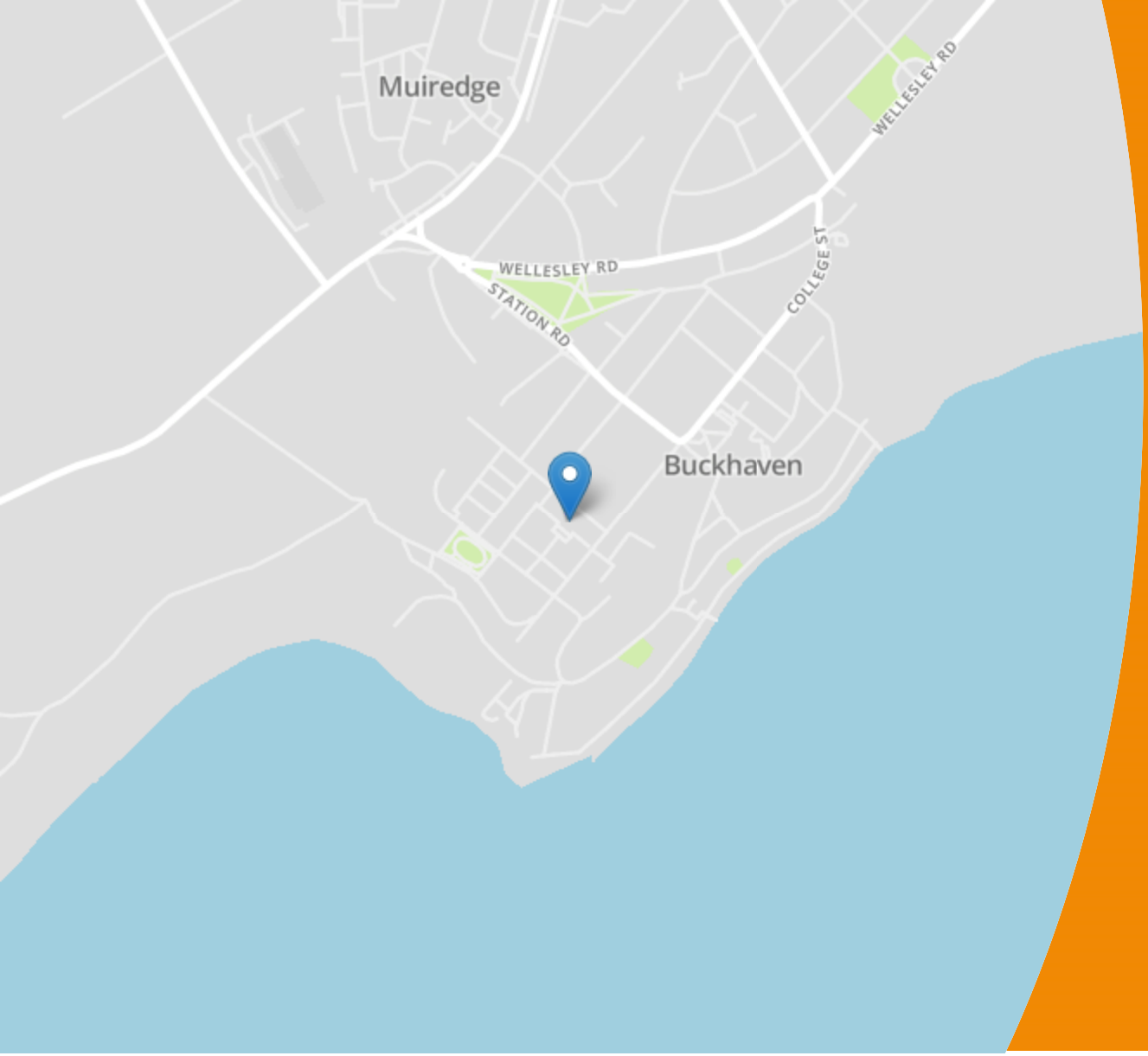
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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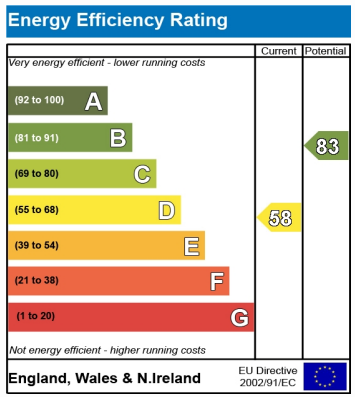

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