



Offers Over £119,950
23 Balmaise
Leven, KY8 5AR



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Balmaise

Leven, KY8 5AR

This is a spacious end-terrace villa enjoying an excellent location fronting onto a pleasant footpath with vehicle access to the rear. Well placed for a host of amenities including local shops and easy access to the town centre, beach, schools and super markets. Ground floor offers a large Lounge, well fitted modern KITCHEN WITH INTEGRATED APPLIANCE and a downstairs cloakroom WC. Upstairs there are three double bedrooms and the recently upgraded Shower Room. The house is well supplied with storage space with cupboards in many areas and a range of fitted furniture in the main bedroom. Gardens to both the front and rear of the property. Viewing is strictly by appointment.





Entrance

Good quality UPVC door with double inset glazed panels opens into the hallway. The hall gives access to the Lounge and ground floor WC. Dead storage cupboard and staircase leading to the upper floor.

Lounge

The Lounge runs from the front to the rear of the property with windows at either end giving plenty natural light. Panelled wall with a stone built fire place housing an electric coal effect fire. Doors leading to the hall and Kitchen, a deep shelved storage cupboard. Blinds to the windows.

Kitchen

The tastefully remodelled Kitchen is positioned to the rear of the property with large window and back door leading to the garden. It is very well fitted with an abundance of wall and floor storage units, wipe clean work surfaces and stainless steel sink with drainer. The oven and hood together with the concealed fridge, freezer and washing machine will be included within the sale price. Cupboard houses the central heating boiler. Blinds to the window.



Ground Floor WC

Recently installed, this very attractive room is equipped with a two piece suite comprising low flush WC and wash hand basin inset into a tasteful vanity unit with small display shelf. Ceiling is panelled with inset spot lights and walls are lined with wet wall.

Upper Floor Landing

Staircase rises from the hall to this landing which gives access to all three bedrooms and the shower room. There is a very large storage cupboard.

Bedroom One

First bedroom is a very generously proportioned double bedroom to the rear of the property with a large window and a spacious built in wardrobe.

Bedroom Two

Second bedroom is again a good sized double this time towards the front of the property with a large window. This room is equipped with a range of built in furniture comprising; one double, three single wardrobes all with storage above, a built in two drawer dressing table with mirror and a further built in double wardrobe.



Bedroom Three

Again to the front of the property with a front facing window. This room has a large over stair cupboard plus a further built in cupboard which is shelved.

Shower Room

Very attractive recently redesigned shower room with a large walk in shower plus WC and wash hand basin. Ceiling is panelled with inset spot lights, frosted glass rear facing window provides natural light and ventilation. Chrome towel rail.

Gardens

There are garden to front and rear. Front garden is separated from the footpath by high fences and gate, there is a large decked area, remaining garden is laid in gravel with paved path leading to the front door. Back garden is triangular in shape and mostly paved for ease of maintenance, flower beds stocked with a variety of plants and a timber shed. Garden is enclosed by timber fencing.

Glazing and Heating

Double glazing and gas central heating.



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.



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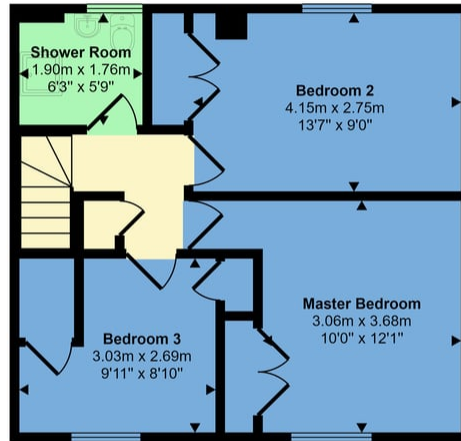




Approx Gross Internal Area
89 sq m / 960 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft



First Floor
Approx 45 sq m / 481 sq ft

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+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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