



Offers Over £89,000  
53 Mavis Bank



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# Mavis Bank

Buckhaven, Leven, KY8 1HQ

This END TERRACED VILLA has been extended to the side (Integral Garage) and rear (a further public room) It should be noted that the property is in need of upgrading, and also extension require finishing.(Although planning was obtained, completion certification is not available and will need to be completed by the purchaser) Accommodation comprises: Hall, Lounge with open plan dining room, kitchen, two bedrooms and bathroom, additionally their is a further public room to the rear and large integral garage to the side. Gardens.







### Hall

Access to the property is through a UPVC external door. Opaque glazed window to the side of the door. Internal doors lead to the lounge and kitchen. Staircase rises to the upper level. Two cupboards offer storage.

### Lounge

A bright spacious public room, positioned to the front of the property with window formation over looking Mavis Bank. A brick and timber fireplace with tiled hearth extends along one wall. The lounge is open plan to the dining room.

### Dining Room

The dining room is open plan to the lounge. Window formation over looks the rear garden.

### Kitchen

The kitchen has a supply of traditional oak finished floor and wall storage units, display cabinets and wine racks. Tiled work surfaces with inset sink, drainer and mixer taps. Integrated oven, hob and canopy extractor. An external UPVC door exit to the additional public room (Extension) to the rear.



### Sun Room (Further public room)

Forming a large part of the extension to the rear of the property, this room requires finishing. Internal door leads to the large integral garage. Floor to ceiling window and sliding glazed door leads to the enclosed rear garden area.

### Integral Garage

The large integral garage forms the extension to the side of the property and continues to the rear. Up and over door offers vehicle access. An internal pedestrian door allows access from the Sun Room

### Upper Floor

#### Stairs and Landing

The staircase rises to the upper floor. The landing has internal doors leading to both bedrooms and the bathroom. Cupboard. Ceiling hatch leads to the attic space.

#### Bathroom

The bathroom is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath. Opaque glazed window.



### Bedroom One

A spacious double bedroom, positioned to the front of the property with window formation over looking Mavis Bank. A deep cupboard allows for storage.

### Bedroom Two

The second double bedroom is located to the rear of the property with window formation over looking the rear garden area. Built in wardrobe with bi folding doors.

### Contact Dtails

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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

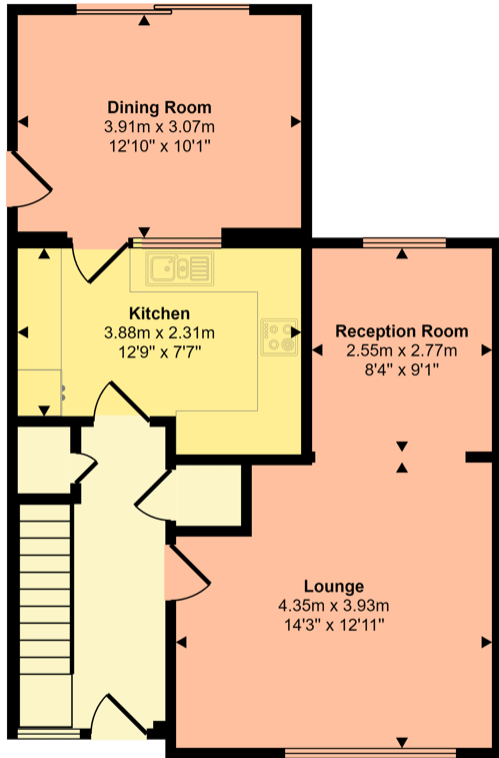
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

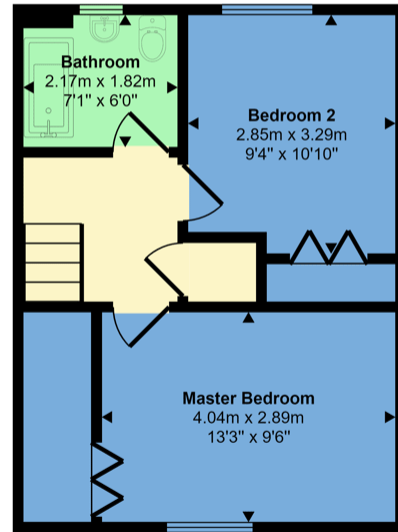
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
93 sq m / 1001 sq ft



Ground Floor  
Approx 57 sq m / 614 sq ft



First Floor  
Approx 36 sq m / 387 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(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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