



Offers Over £184,000  
8 Robertson Avenue  
Leven, KY8 4AN



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# Robertson Avenue

Leven, KY8 4AN

This fabulous SEMI DETACHED VILLA is located within the sought after Mountfleurie Estate and is within easy walking distance of the Primary School, parks and other amenities. A superb FAMILY HOME, accommodation comprises: Hall, tastefully appointed lounge, Remodelled High end kitchen with integrated appliances, large conservatory, family bathroom and three double bedrooms. Gardens with generous sized drive and GARAGE. AN OUTSTANDING PROPERTY, early viewing recommended.







### Hallway

Access to this superb family home is through an attractive panelled and pattern glazed UPVC external door. A small window to the side of the door allows for natural light. The spacious hall has internal doors leading to the lounge and bathroom. Two separate cupboards offer great storage. Stair case rises to the upper level.

### Lounge

A beautifully appointed public room, positioned to the front of the property with large double window formation over looking the front garden and Robertson Avenue. Focal point for the room is an attractive coal effect display fire set within a marble finished surround, mantle and hearth. Quality polished American oak finished laminate flooring continued from hallway, Recessed alcove with display shelving. Internal quality double doors open into the kitchen.



### Kitchen

The fabulously modernised kitchen boast an excellent supply of high end floor and wall storage units, drawer units, contrasting block oak finished wipe clean work surfaces with split face tiled splash back and inset composite sink with contemporary mixer taps. Integrated appliances include: dishwasher, eye level microwave, Fan assisted double oven and four burner induction hob with extractor above. Window formation looks to the rear garden, sliding glazed doors access Conservatory. Quality laminate flooring, panelling & spot lights to ceiling.

### Conservatory

The large Conservatory is positioned to the rear and is accessed from the kitchen, Hexagonal effect with double doors exiting to the rear garden. The room is presently being utilised as a dining room but could also form a further sitting area. Wood effect flooring.

### Family Bathroom

The family bathroom is tiled throughout, three piece suite comprises low flush WC, wall mounted wash hand basin and panel bath with corner mounted chrome mixer taps. Tile finish flooring. Opaque glazed window.



## Upper Level

### Stairs and Upper Hall

A wide staircase rises to the upper level. The upper hall offers accesses all three bedrooms. Cupboard houses the gas combi boiler and offers additional storage. A solid wood ladder gives access to attic space.

### Bedroom 1

An excellent sized double bedroom positioned to the front of the property with window formation over looking the open grassed areas of Robertson Avenue and Addison Crescent.

### Bedroom 2

A good sized double positioned to the front of the property with window formation over looking Robertson Avenue.

### Bedroom 3

The third bedroom is again a double positioned to the rear with window formation over looking the enclosed rear garden.

### Attic

A generous sized attic, extensively floored and with Velux window allowing for natural light.

### Garage

A substantial garage is positioned to the side of the property and has vehicle access from the drive. Window formation over looks the rear garden. Light and power.

### Gardens

The garden to the front of the property is mainly laid to grass and a flower bed. The wide drive leads to the side of the property. Double gates offer secure parking and in turn allow vehicle access to the garage. The enclosed rear garden has a patio, lawn and raised flower beds and shrubberies.

### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

Delmor Estate Agents  
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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

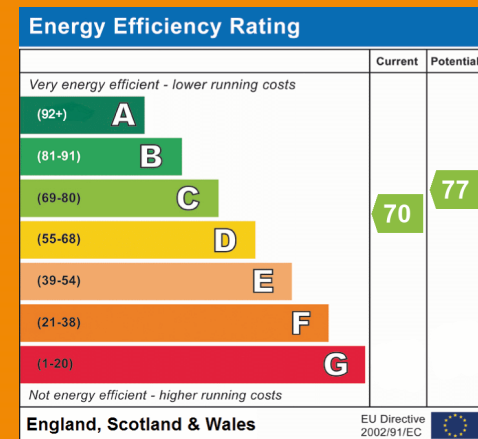
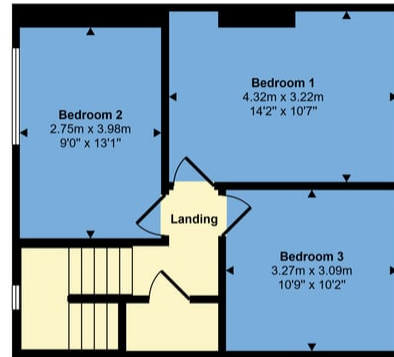
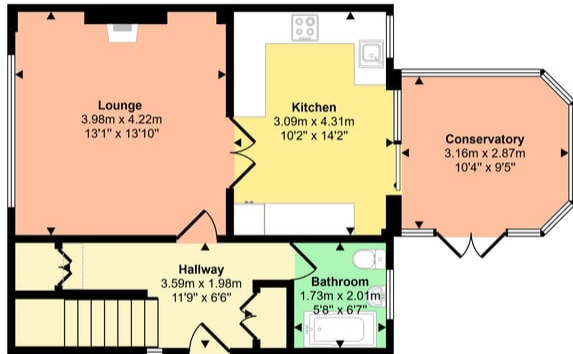
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







Approx Gross Internal Area  
101 sq m / 1083 sq ft



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