



Offers Over £68,000
23 Maryfield Crescent


DELMOR
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Maryfield Crescent

Leslie, Glenrothes, KY6 3JY

BEING SOLD STRICTLY AS A BUY TO LET, This ground floor flat has a long term tenant with family ties in the area. Accommodation comprises: Hall, bright spacious lounge, kitchen, two double bedrooms and family bathroom. Gas central heating. Double glazing. Gardens with drive. Good yield. Viewing by appointment. The rental income can be obtained from our Leven Office.





Entrance Vestibule

Access to the property is through a modern panelled UPVC external door with opaque glazed insert. The vestibule has a further door leading to the hall.

Hall

The hall has internal doors leading to the lounge, both bedrooms and bathroom. Cupboards allow for storage.

Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the front garden. Recessed alcove with cupboards and display shelves.

Kitchen

The extensively tiled kitchen has a supply of floor and wall storage units, wipe clean work surfaces with sink, drainer and mixer taps. Space for slot in cooker. Plumbing for automatic washing machine. Window formation and door exit to the rear garden.

Bathroom

The bathroom is wet walled throughout. Three piece suite comprises low flush WC, wash hand basin and panel bath with shower fitments. Shower screen. Opaque glazed

Bedroom One

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

Bedroom Two

A second double bedroom this time positioned to the rear of the property with window formation over looking the rear garden.

Garden

Garden ground to front and rear. The front garden includes a drive allowing off street parking.

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.

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
53 sq m / 572 sq ft



Floorplan

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		
(69-80) C	73	76
(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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