



Offers Over £78,000  
14 Institution Street

  
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# Institution Street

Buckhaven, Leven, KY8 1DB

This wonderful ground floor 2-bedroom flat in Buckhaven is a rare find with driveway, large front and rear gardens. The property offers excellent value for those seeking a ready-to-move-in home. Replacement modern fitted kitchen, shower room and lounge. Perfect for first time buyers, property investors or those with mobility issues. Contact us today to arrange a viewing and take the first step towards securing your new home.





### Vestibule and Hall

Dark brown UPVC door gives access to the front of the property from a private path. The vestibule is light and airy with a large window and PVC ceiling panel. The hall is carpeted and is decorated in a neutral colour. All rooms lead from hall (except kitchen) replacement internal doors throughout.

### Lounge

Spacious lounge overlooking the private front garden. The large window floods this area with natural light. Display cupboard with glass door. The kitchen leads from the lounge. Laminate flooring.

### Kitchen

Replacement kitchen with ample storage. Grey modern grooved shaker style upper and lower cabinets finished with black handles. White subway tiles grouted black to compliment the cabinet handles. Integrated hob, oven and extractor fan, washing machine. The fridge/freezer can be included in sale if required. PVC clad ceiling houses large down lighting. Grey laminate flooring. Window which overlooks the large rear garden. UPVC door gives access to the garden. Combi Boiler is housed within the kitchen, installed December 2023



### Shower room

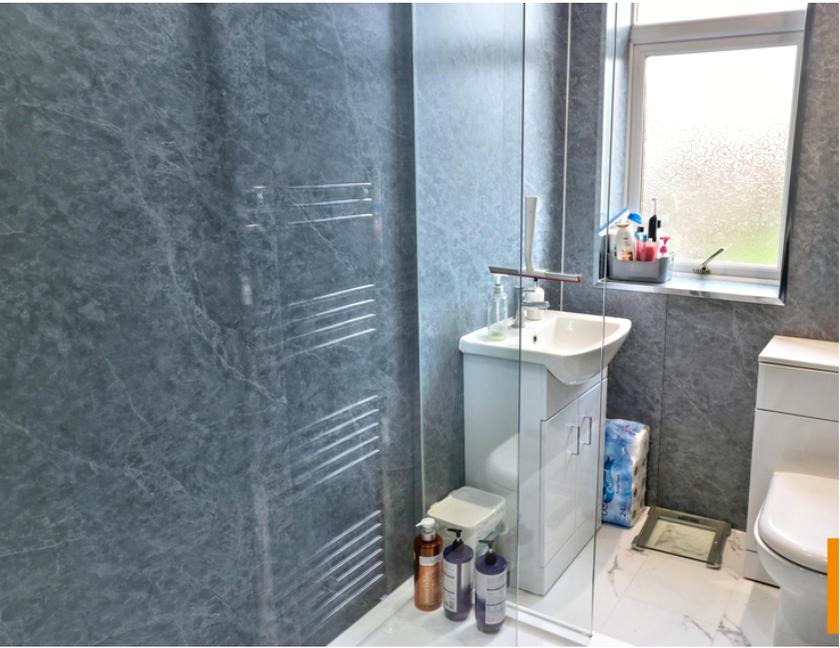
Modern sleek and clean replacement bathroom, wet wall throughout with PVC ceiling panels. Double sized shower with rain effect head and standard shower head. Space saving sink with vanity storage unit. Low flush toilet. White and grey marble effect flooring. Towel heater/radiator. Window for natural light and added ventilation.

### Bedroom 1

Generous sized bedroom which fits a king-size bed comfortably. Dark grey carpet. Large window gives a view of the front garden. Ceiling cornice and decorated in pastel blue.

### Bedroom 2

Double sized bedroom with window overlooking the rear garden. Laminate wood effect flooring.



### Gardens and driveway

Front Garden - Conifer trees give privacy to the front rooms of this property. The garden is grass, access is through a metal gate onto the private path leading to the front door.

Rear Garden - Front the rear door is a slabbed patio area. The grassed garden and drying area is accessed via 2 slabbed steps. A shed with new felted roof is included in the sale.

Driveway - A long driveway off of Institution Street which stretches the width of the property and the garden. Easy parking for a number of vehicles.



### Heating and Glazing

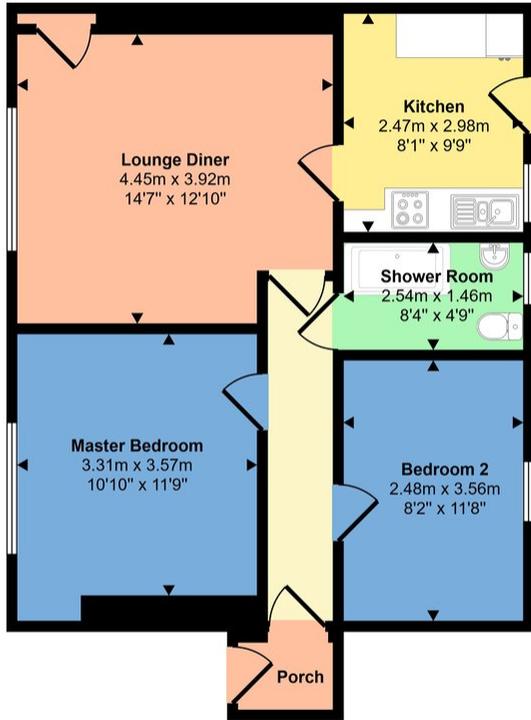
Double glazing throughout.

Gas central heating - Combi boiler installed December 2023

### Contact Details

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Approx Gross Internal Area  
59 sq m / 640 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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