



Offers Over £87,000
6 Douglas Terrace



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



6 Douglas Terrace

Windygates, Leven, KY8 5DA

A stunning LUXURY FIRST FLOOR APARTMENT, ideal for the discerning First Time Buyer, located within the sought after village of Windygates and within easy walking distance of the new railway station. Accommodation comprises; Fabulous open plan lounge kitchen, beautifully presented and offering modern day living, separate Utility Room, Quality Delux Bathroom, superbly appointed master bedroom plus a second bedroom. Presentation goes beyond Show Room Condition. Shared garden and drying green. A property that must be viewed to be appreciated





Entrance

Access to the property is from an external staircase then through a high end external door.

Lounge and Open Plan Kitchen

A wonderfully appointed public room with open plan high end kitchen, the room offers access to a small inner hall that leads to the bedrooms and to the Utility Room which in turn leads to the bathroom. The kitchen area enjoys a range of high end floor and wall storage units, drawer units, built in wine racks, quality timber wipe clean work surfaces with tiled splash backs, integrated oven, hob and modern extractor, other kitchen appliances may be available subject to separate negotiation. The most impressive of lounge areas has a window formation over looking the garden and drying green.

Utility Room

The Utility room is separate from the kitchen and provides access to the delux bathroom. The floor and wall units plus work surfaces match the kitchen. Plumbing for automatic washing machine.

Bathroom

A beautifully presented family bathroom, quality three piece suite includes low flush WC, pedestal wash hand basin and full sized bath. Professional split faced tiling. Opaque glazed window.

Inner Hall

A small inner hall leads from the lounge and provides access to the master bedroom and bedroom two.

Master Bedroom

A superb sized, beautifully presented master bedroom, double window formation looks to the front of the property with an outlook over Leven Road. Built in cupboard. Tasteful neutral decor.

Bedroom Two

The second bedroom is again located to the front of the property with window formation over looking Leven Road.

Garden Ground

There is a shared area of garden ground and drying greens to the rear of the property

Heating and Glazing

Gas central Heating, Double Glazing



Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel; 01333 421816
www.delmorestateagents.co.uk

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.



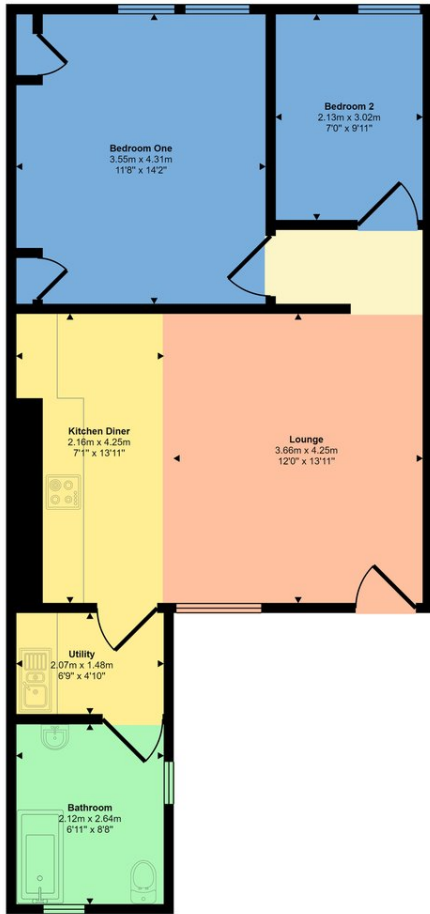
MORTGAGE & FINANCIAL ADVICE

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
60 sq m / 650 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmorestateagents.co.uk