



Offers Over £74,000  
14 Michael Street

  
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# Michael Street

Buckhaven, Leven, KY8 1JP

FABULOUS, This GROUND FLOOR FLAT is outstanding, fully renovated to a high specification, accommodation comprises a beautifully appointed lounge, refurbished kitchen, completely redesigned shower room and two bedrooms. small courtyard garden and well maintained communal drying green. Double glazed, gas combi central heating. IN TRUE MOVE IN CONDITION. Ideal as a first time buy or for those of us getting on in years. Viewing strictly by appointment.





### Kitchen

Access to the property is through an attractively finished panelled UPVC external door with lovely stain glass insert. The kitchen has been refurbished and enjoys a good supply of modern floor and wall storage units, drawer units, marble effect wipe clean work surfaces with one and a half basin stainless steel sink, drainer and mixer taps. Tasteful contrasting tiled splash back. Space for slot in cooker, plumbing for automatic washing machine, (The cooker, washing machine and fridge freezer may be included subject to price or by separate negotiation) Double aspect window over look the courtyard garden and well kept shared drying green. Large cupboard offers additional storage. The room also houses the gas combi central heating boiler (Replaced two years ago with eight years remaining on the guarantee).



### Lounge

A fabulously presented public room, located towards the rear of the property with window formation over looking the courtyard garden. The focal point is a raised dais for display fire and recessed individually lit recesses with display shelving. Superb Georgian style two tiered ceiling with coving and down lighters plus an attractive coloured central light.. Space for both lounge furniture and a small breakfasting table. New quality carpeting.

### Hall

The hall is accessed from the lounge and in turn leads to both bedrooms and the superb redesigned shower room.

### Shower Room

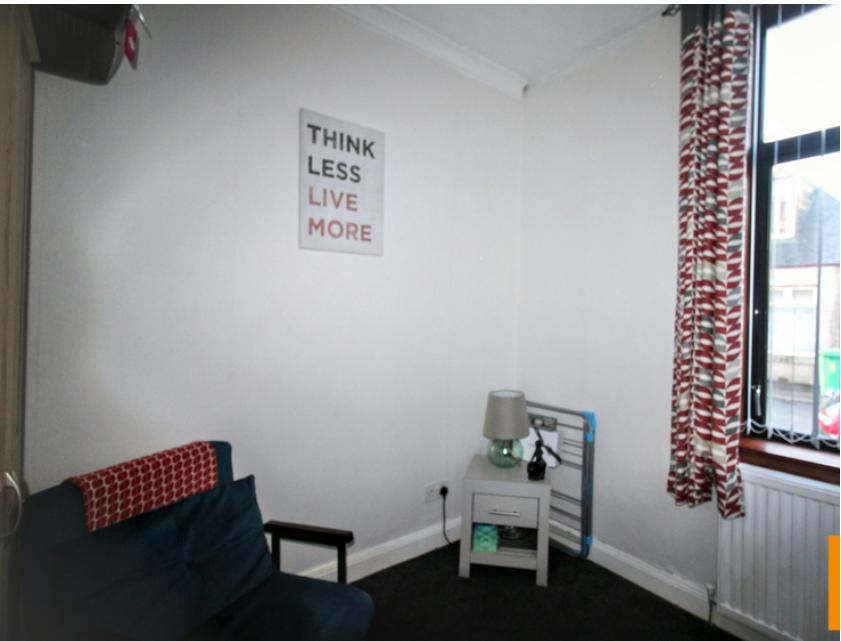
Completely redesigned and beautifully finished, wet walled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed double shower compartment with wall mounted thermostatically controlled shower that includes both rainfall and hand held shower fitments. Extended chrome finished ladder style heated towel rail. Modern panelled and mirrored ceiling.

### Master Bedroom

This well presented double bedroom is positioned to the front of the property with window formation over looking Michael Street. Built in wardrobes with mirror sliding doors. Recessed alcove with display shelving and small cupboard housing the electric meter and fuse box. Tasteful modern decoration.

### Bedroom Two

The second bedroom is again positioned to the front of the property with window formation over looking Michael Street.



## Court Yard Garden and communal Drying Green

The small private courtyard garden offers access to the property. New fencing. Additionally there is a large well kept communal drying green that includes a shared patio seating area and ample clothes drying lines.

## Heating and Glazing

Full Double Glazing. Gas Central heating that includes a replacement combi boiler (Installed two years ago and still has eight years on the guarantee) Most radiators have also been replaced.

## 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.

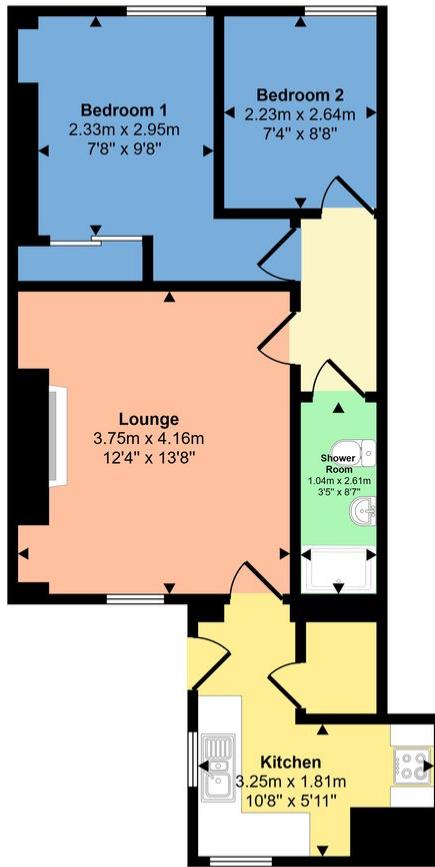
## MORTGAGE & FINANCIAL ADVICE

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

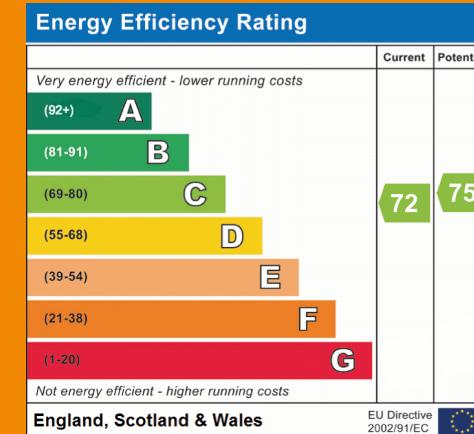
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Approx Gross Internal Area  
49 sq m / 526 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.



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