



Offers Over £69,950  
Shepherds Buildings

  
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# Shepherds Buildings

Windygates, Leven, KY8 5DB

Located at the end of a cul de sac, this GROUND FLOOR FLAT may be sold with VACANT POSSESSION or with a reliable long term sitting tenant, (Buy to Let). This well maintained, clean tidy property comprises: Vestibule, Hall, well appointed lounge, modern kitchen, two bedrooms and shower room. Large communal gardens with private parking. Gas central heating, Double Glazing. An ideal property for BUY TO LET, First time buyer or those of us getting on in years. Viewing strictly by appointment.







### Vestibule

Access to the property is through a traditional external door. A further internal door leads to the hall.

### Hall

The hall offers access to the lounge, both bedrooms and the shower room.

### Lounge

A well appointed public room, positioned towards the rear of the property with window formation over looking the rear garden area. Focal point for the room is an attractive fire place. Modern oak and glazed doors lead to the kitchen and hall. Feature wall decoration.

### Kitchen

Th kitchen offers a supply of gloss finished floor and wall storage units, contesting marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Tiled splash backs, Integrated oven and four burner gas hob, plumbing for automatic washing machine. Double aspect windows look to the side and rear.



### Bedroom One

A generous sized double bedroom positioned to the front of the property with window formation over looking the front garden area and quiet cul de sac. Recessed alcove with display cupboards and shelves.

### Bedroom Two

The second bedroom is a single, window formation allows for natural light.

### Shower Room

The replanned shower room is tiled to dado rail level, three piece suite comprises low flush WC, wash hand basin and curving enclosed shower compartment with wall mounted electric shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

### Garden, Shared Garden and Shared Parking

Easily maintained garden ground to the front of the property. There is also a large area of garden ground to the rear of the property, mainly comprising drying green and shared with the other flats in the block. Additionally there is also a parking area which is private to the flats.

### Heating and Glazing

Gas Central Heating, Double Glazing

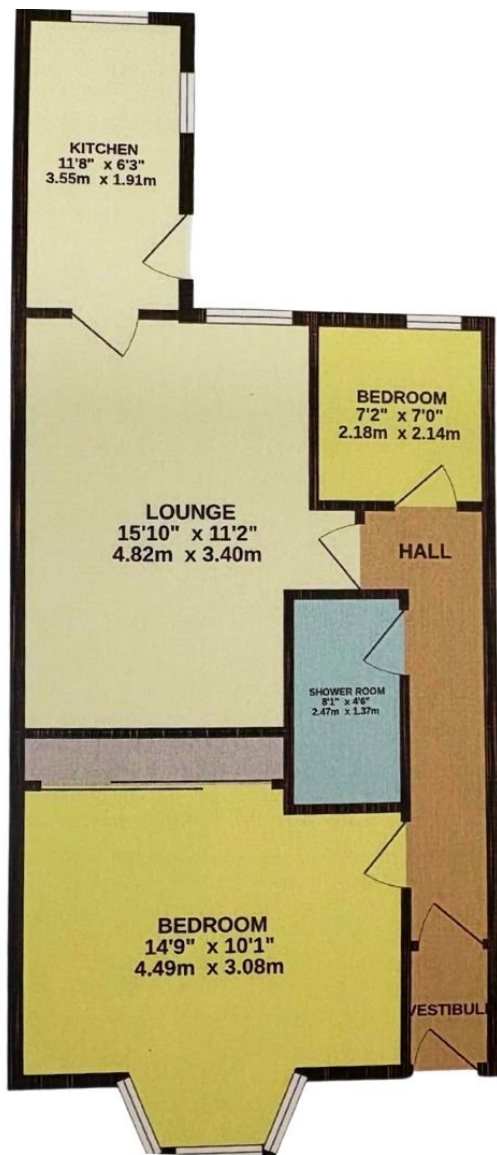


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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