



Offers Over £93,000  
24 Glenburn  
Leven, KY8 5BD



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# Glenburn

Leven, KY8 5BD

A Fabulous affordable FAMILY HOME, this superbly modernised maisonette flat is located within a popular area of Leven close to parks, schools, shops and other local amenities. Accommodation comprises at first floor level; A spacious hall, beautifully presented lounge, updated kitchen dining room, luxurious extended family bathroom and an excellent sized double bedroom. The upper floor accommodates two further spacious double bedrooms. Private garden. Quality double glazing, combi gas central heating, brand new quality carpeting, tasteful décor. Early viewing is highly recommended.







### Hall

Access to the property is from an external staircase then through an replacement UPVC panelled and opaque glazed door. The spacious hall offers access to lounge, luxury extended family bathroom, and a good sized double bedroom, very large walk in cupboard. Further under stair storage area. A wide staircase rises to the upper level. Brand new just laid deep pile carpeting.

### Lounge

A spacious well presented public room with window extending along the greater part of one wall, Views look over the roof tops of Leven to the Forth Estuary and Lothian's Beyond. Internal doors lead to the hall and breakfasting kitchen.



### Kitchen Dining Room

The kitchen area offers a good supply of modern beech wood finished floor and wall storage units, display cabinets, drawer units, marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated electric fan assisted oven, four burner gas hob and over head extractor. Tiled splash backs. Plumbing for automatic washing machine and dishwasher. Double aspect windows look to both the side and rear of the property, with the rear window offering great views to the south. Ample space for a good sized dining/breakfasting table.

### Extended Family Bathroom

Fabulous re modelled and extended family bathroom, wet walled throughout with three piece suite comprising low flush WC with concealed cistern, wash hand basin set into a tasteful vanity unit with a full range of vanity cupboards and shelving. Plus a superb "L" shaped bath/shower combination (both hand held and rain drop head shower fittings) Modern panelled and mirrored ceilings with down lighters. Chrome finished ladder style heated towel rail. Eye level window formation.



### Bedroom Three

An excellent sized double bedroom. Window formation looks to the side of the property with views towards Orchard Grove.

### Upper Floor

#### Stairs and Landing

A wide staircase rises to the upper level. The landing has a built in cupboard. Doors lead to bedrooms one and two. Velux window formation attracts natural light.

### Bedroom One

An excellent sized double bedroom positioned on the upper floor. Window formation looks to the front of the property. Built in wardrobes with mirror sliding doors. Fresh neutral decoration.

### Bedroom Two

The second bedroom is again a good sized double. Window formation looks to the side of the property. Modern decoration.

### Garden

The property has its own private garden located on the south side of the property. Mainly laid to grass.



### Heating and Glazing

Gas Central Heating. Double glazing.

### Contact Details

Delmor Estate Agents

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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.

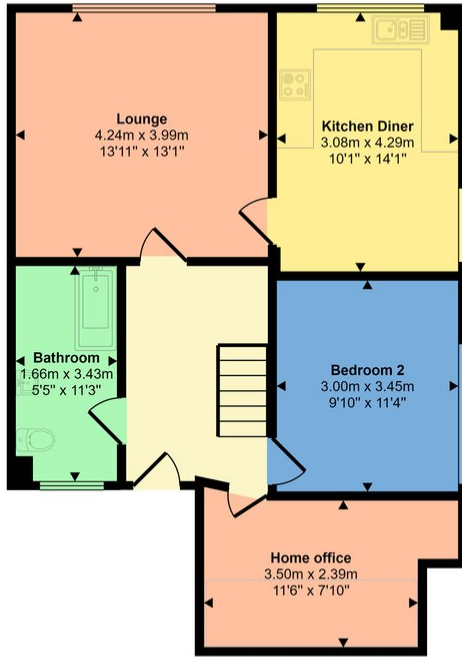
### FREE VALUATION

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.





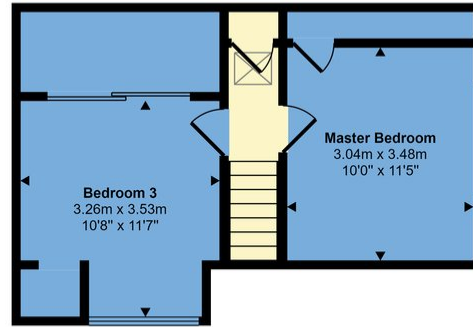
Approx Gross Internal Area  
99 sq m / 1071 sq ft



Ground Floor  
Approx 67 sq m / 718 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 33 sq m / 353 sq ft



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>	<b>76</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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