



Offers Over £129,000  
42 Broom Crescent  
Leven, KY8 5AF



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# Broom Crescent

Leven, KY8 5AF

Boasting a sought after location this SEMI DETACHED VILLA forms an ideal FAMILY HOME. Positioned close to local shops, parks and other amenities. The property comprises: Hall, well appointed lounge, modern remodelled kitchen with appliances included, two excellent sized double bedrooms and family bathroom with bath/shower combination. Double glazing and Gas Central Heating. Easily maintained gardens with brick built GARAGE. AN EXCELLENT FIRST TIME BUY.





## Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC and pattern glazed UPVC external door. The hall offers access to the lounge and kitchen and has a wide staircase rising to the upper level. Cupboard allows for storage.



## Kitchen

The kitchen has been remodelled and has a good supply of modern high end, gloss finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with inset one and a half basin composite sink, drainer and mixer taps. Integrated eye level oven and grill, integrated four burner gas hob with modern chrome and glazed finished extractor. Plumbing for automatic washing machine, space for upright fridge freezer. Display shelving. Window formation looks to the side. UPVC external door exits to the garden through the lean to.

## Upper Floor

### Stairs and Landing

The staircase rises to the upper level. The landing has internal doors leading to both bedrooms and the bathroom. Window formation attracts natural light. Ceiling hatch leads to the attic space.

### Bathroom

The fully tiled bathroom has been redesigned, three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity and "P" style bath/shower combination with side mounted mixer taps and curving shower screen. Extended chrome finished ladder style heated towel rail. Opaque glazed window.

### Bedroom One

A generous sized double bedroom located to the front of the property with window formation over looking Broom Crescent. Cupboard allows for storage.

### Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation over looking the rear garden area.



### Garage

The brick built garage is accessed from the mono block drive through a traditional up and over door. Ample space for a good sized family car.



### Garden

The garden ground offers easy maintenance. Lawn to the front. The side and rear garden is mainly laid to flagstone and mono block.

### Heating and Glazing

Double Glazing. Gas Central Heating.

### 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.

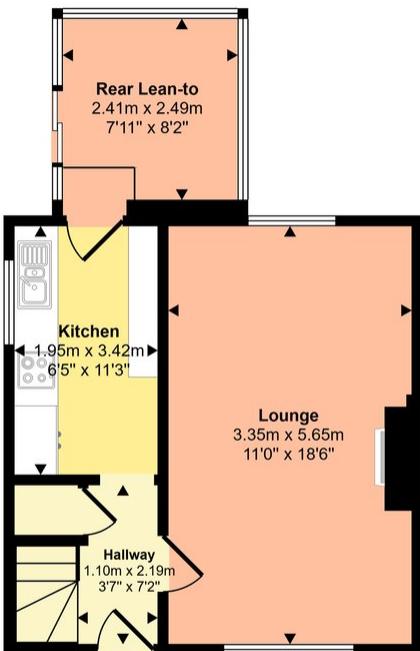
### MORTGAGE & FINANCIAL ADVICE

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.

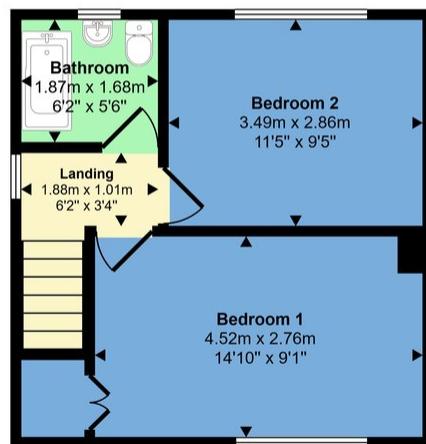
### FREE VALUATION

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  
70 sq m / 752 sq ft

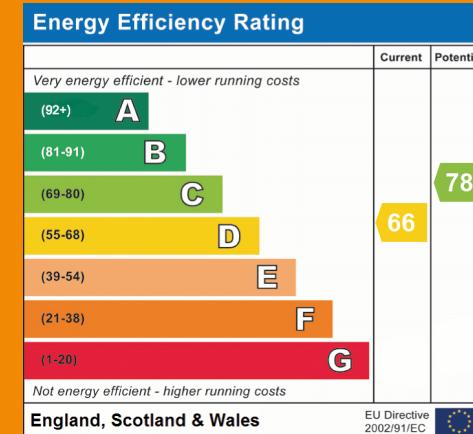


Ground Floor  
Approx 38 sq m / 410 sq ft



First Floor  
Approx 32 sq m / 342 sq ft

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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