



Offers Over £46,950
3c Nairn Street



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Nairn Street

Leven, Fife, KY8 4LU

*****NEW PRICE-REDUCED***NOW OVER £5000.00 BELOW HOME REPORT VALUE. Centrally located this UPPER FLAT is a stones throw from Leven High Street and within easy walking distance of the Beach, leisure centre, bus station and many other amenities including the New Railway Station. Accommodation comprises: Hall, bright well presented lounge, modern kitchen and shower room plus an excellent sized double bedroom. Gas Central Heating, Double Glazing. A great First time buy or buy to let property.**





Internal Shared Staircase

A recently replaced UPVC external door provides access to an internal staircase that services both 3B and 3C.

Hall

The flat is accessed through a traditional timber external door. The hall has internal doors leading to the bedroom, shower room and Inner Hall. Cupboard allows for storage.

Inner Hall

The Inner Hall is semi open plan to both the kitchen and lounge with feature arches allowing access.

Lounge

4.01m x 2.60m (13' 2" x 8' 6")
This bright well presented public room is positioned to the front of the property with window formation over looking Nairn Street. Focal point for the room is a wall mounted gas fire. Recessed alcove with cupboards and shelving. Feature wall decoration.



Kitchen

2.43m x 2.08m (8' 0" x 6' 10")

The kitchen offers a good supply of modern gloss finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset circular sink, drainer and mixer taps. Integrated conventional oven and four burner hob. Tiled splash backs. Plumbing for automatic washing machine. Eye level window formation attracts natural light. The room is extensively tiled.

Bedroom

3.85m x 3.15m (12' 8" x 10' 4")

An excellent sized double bedroom positioned to the rear of the property with window formation attracting natural light. Built in wardrobes with triple sliding doors extend along the greater part of one wall. (Sizes not included) Additional there is a further press style cupboard.



Shower Room

2.08m x 1.47m (6' 10" x 4' 10")

The shower room has been remodelled and is wet walled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and wet walled curving shower compartment with wall mounted thermostatically controlled shower. Vanity drawers. Chrome finished heated towel rail. Opaque glazed window.

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

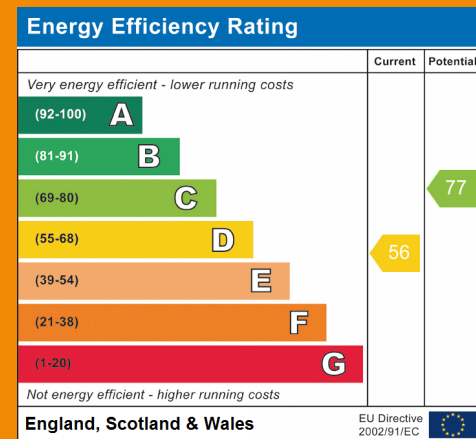
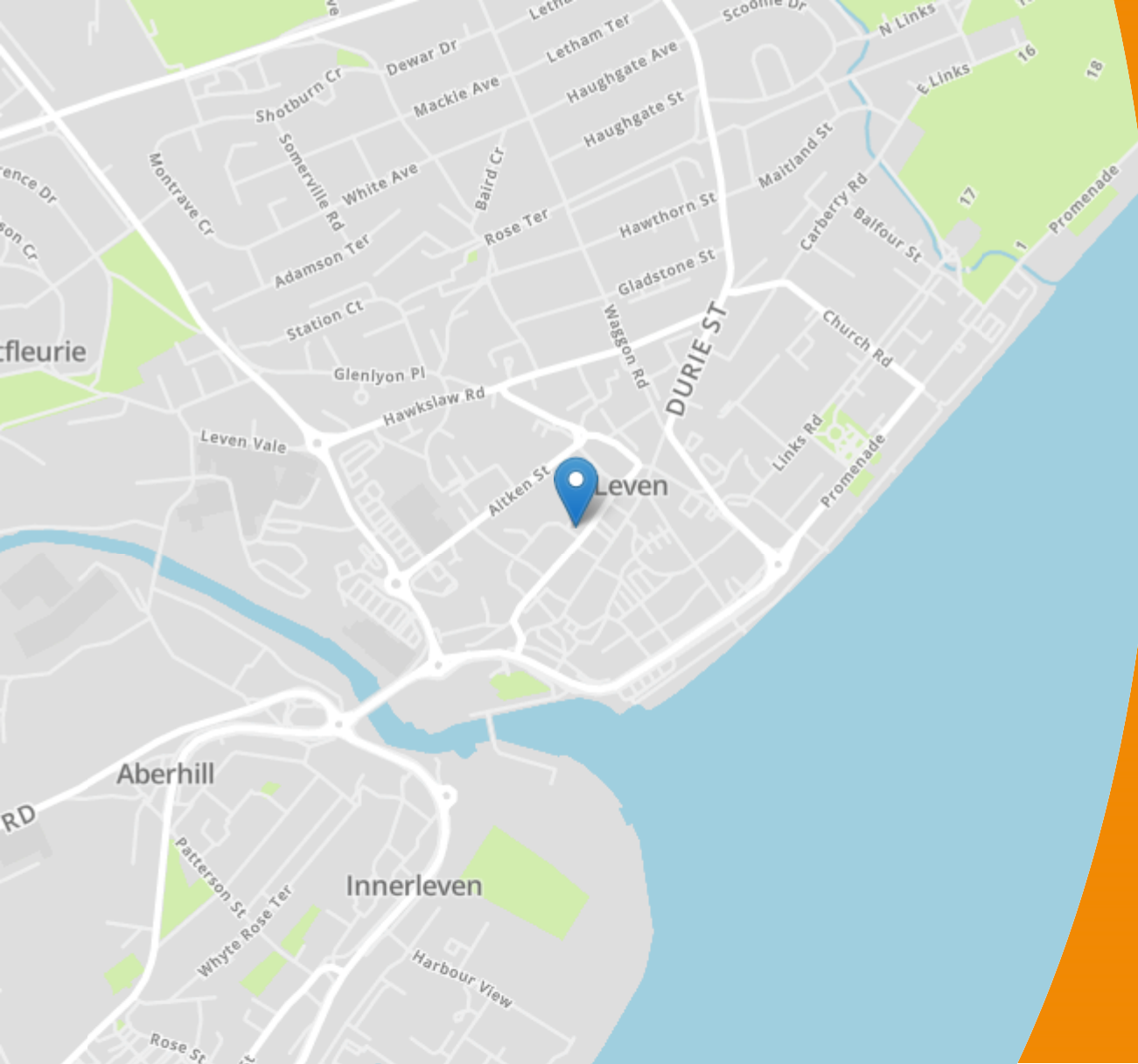
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



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