

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**16 Gladstone Street
Leven**

Offers over £65,000



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Consultant: Michael F. Wallace MALLB

Licensed by the Law Society of Scotland to conduct incidental Financial Business

General Description

Offered for sale is a well presented upper flat in a popular residential area of Leven. Benefiting from GCH and DG and a thoughtful layout, it's close proximity to the town centre and local amenities add to its appeal. Leven has many shops, bars, restaurants, a swimming pool and leisure centre, two 18-hole golf courses and many others within easy reach. Leven itself has a bus station and a mainline train station in nearby Kirkcaldy provides good transport links.

The property is accessed from Gladstone Street by way of a path to the side of the building and steps to the upper flats. A mutual landing leads to the front door.

On entering the property, the hallway is a bright and spacious area providing access to the lounge, bathroom and bedrooms. Walk-in cupboard providing generous storage space. Laminate flooring. Radiator.

Lounge **4.44m x 4.28m (14'6" x 14')**

A generously proportioned, bright room with large window to the rear of the property. Real wood flooring. Gas fire with marble hearth and wooden surround. Coving. Radiator.

Kitchen **3.35m x 2.78m (11' x 9'1")**

Nicely appointed kitchen with storage at high and low level. Window to side and smaller window to rear. Integrated gas hob, electric oven and extractor. Sink and drainer in white. Tiled throughout.

Bathroom **3.23m x 1.51m (10'6"x 4'10")**

Well laid out bathroom with white three-piece bathroom suite consisting of wash hand basin, WC and bath. Mosaic effect tiling around bath and sink area. Laminate flooring. Radiator.

Bedroom 1 **3.71m x 2.44m (12'1" x 8')**

Double bedroom with double window out to front of property. Mirrored wardrobes and fitted storage around bed provide ample storage.

Bedroom 2 **2.69m x 2.36m (8'10" x 7'9")**

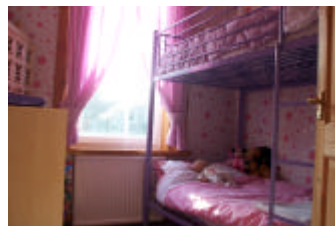
Bedroom with window to front of property. Radiator. Carpeted.

Exterior

Communal garden ground and drying area to the rear of the property consisting of lawn and decking.

Extras

The carpet, curtains, blinds and lightfittings throughout are included in the sale. Also included is timber shed.



Council Tax

The property is in Council Tax Band A for the year 2009/2010.

Viewing

Please contact FT & DC Wallace to arrange a viewing. Tel: 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.