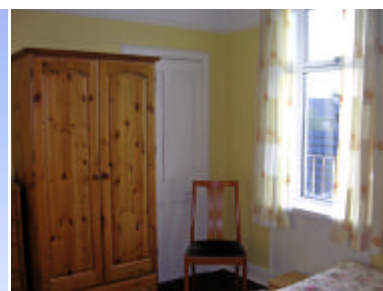


SOLICITORS - ESTATE AGENTS
&
INDEPENDENT FINANCIAL ADVISERS

**FT & DC
WALLACE**

**1 Scoonie Buildings
Scoonie Road, Leven**

Offers over £62,000



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David M. Ritchie LLB (hons) D. Gordon Wood LLB (hons)

Authorised to conduct investment business by The Financial Services Authority

General Description

The property is a well-sized flat situated in a central location. The flat, which benefits from gas central heating and double glazing, comprises entrance hall, lounge, kitchen, bathroom and two double bedrooms.

Entrance

The property is accessed from Haughgate Avenue via a shared external stairway leading to this dwelling, the neighbouring flat and a shared rooftop garden/patio area.

Hallway

The hallway, with laminated flooring, double radiator and large partly-shelved storage Cupboard, provides access to the lounge, bathroom and both bedrooms.

Lounge

5.18m x 4.10m (17'0" x 13'5")

A well-sized L-shaped room with two windows overlooking Haughgate Avenue. The carpeted lounge provides access to the kitchen and houses a gas fire with back boiler and a double radiator.

Bathroom

2.58m x 1.56m (8'6" x 5'1")

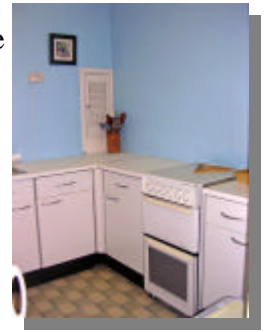
A partially tiled bathroom with full tiling at bath and three piece suite in white consisting of W.C., bath and wash basin. The bathroom also benefits from a mixer shower and has vinyl floor covering and a single radiator.



Kitchen

2.55m x 2.49m (8'4" x 8'2")

A painted pine-clad kitchen with window overlooking the patio area, fitted with high and low level cupboards and vinyl floor covering. Gas cooker and washing machine are included in the sale.



Bedroom 1

3.76m x 3.59m (12'4" x 11'9")

A well-sized double bedroom with two windows overlooking Haughgate Avenue. This carpeted room has a double radiator and shelved cupboard.

Bedroom 2

3.59m x 2.90m (11'9" x 9'6")

Another good-sized double bedroom with a window overlooking the patio area. This carpeted room also has a shelved cupboard and a double radiator.

Externally

To the rear of the property is a shared garden/patio area with drying facilities. On-street parking is readily available in Haughgate Avenue.

Council Tax

The property is in Council Tax Band 'B' for the year 2006/2007.

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.