

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**46 Gladstone Street
Leven**

Offers Around £50,000



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Consultant: Michael F. Wallace MALLB
Licensed by the Law Society of Scotland to conduct incidental Financial Business

General Description

Situated in a popular residential area of Leven, this ground-floor flat with garden ground to front and rear is close to shops, beach, leisure centre with swimming pool, golf courses, and a local Cinema. Leven has a bus station and there is a mainline train station in nearby Kirkcaldy providing good transport links.

Entrance to the property is via white UPVC door into vestibule. Entrance via pine semi-glazed door into hallway. Hallway provides access to lounge, bathroom and both bedrooms. The property would benefit from some upgrading throughout. Double glazed windows and new boiler were installed recently.

Lounge 3.79m x 3.69m (12'5" x 12' 1")

Good sized room. Window out to rear of property. Radiator. Fitted carpet. Electric fire with brick surround and tiled hearth. Access to kitchen.

Kitchen 2.83m x 1.77m (9'3" x 5'8")

Window out to rear. White UPVC back door. Larder cupboard with window. Pine effect worktops, base cupboards and drawers. Linoleum flooring.



Bathroom 4.04m x 1.22m (13'3" x 4')

Consisting of a shower cubicle with electric shower, W.C. and wash hand basin. Radiator. Linoleum flooring. A large cupboard which once housed the boiler provides scope for extra space in this room.



Bedroom 1 3.81m x 3.81m (12'6" x 12'6")

Double bedroom with window to front of property. Radiator with MDF cover. Fitted carpet.

Bedroom 2 2.57m x 2.19m (8'4" x 7'2")

Window to rear of property. Radiator. Fitted carpet.

Exterior

Paved area to front of property. Small, walled, garden area at rear door. Coal cellar. Further walled garden area to rear with timber shed.



Extras

The curtains, blinds, carpets and lightfittings throughout. The garden shed is also included in the sale.

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.