

SOLICITORS & ESTATE AGENTS

**FT & DC
WALLACE**

**47 Coldstream Avenue
Leven**

Offers over £124,000



FORTH HOUSE, FORTH STREET, LEVEN, FIFE KY8 4PW tel: 01333-423804 fax: 01333-428360 DX: 560873 LEVEN

e-mail: email@ft-dc-wallace.co.uk **web site:** www.ft-dc-wallace.co.uk

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

Consultant: Michael F. Wallace MA LLB

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

General Description

Detached two bedroom bungalow with GCH and DG throughout situated in a popular residential area of the seaside town of Leven. There are many amenities nearby including educational facilities, leisure centre, two 18-hole golf courses in the town (and many more in the surrounding areas), public parks, restaurants, bars and good shopping facilities. There is a bus station in the town and main line train stations in both Kirkcaldy and Markinch nearby. St Andrews and the East Neuk are within easy reach also.

Entrance

Entrance to the property is by a timber door with glazed panels to mid level leading into small vestibule with wooden door into walk-in cupboard housing the boiler and a large storage area. Access hatch to the attic space.

Hallway

Glazed panel door leads from vestibule into hallway which provides access to the bathroom, bedrooms and lounge. Carpet. Radiator.

Lounge/dining room 7.22 x 5.29 (23'8" x 17'4")

Very spacious room with windows to side and rear of property. Ample room for lounge area and large dining area. Carpet. Radiators.



Kitchen 3.08 x 2.68 (10'1" x 8'8")

Glass panel door lead from dining area to kitchen. A bright room with fitted units, both wall-mounted and low level in a wood effect finish. Melamine worktop. Stainless steel sink and drainer with tiled splashback extending around kitchen. Ample provision for appliances. Windows and double glazed door providing access to conservatory. Carpet tiles. Radiator.

Bedroom 1 3.05 x 3.14 (10'0" x 10'3")

Double room with window to front of property. Cupboard with ample hanging area and shelf for further storage. Radiator.

Bedroom 2 3.02 x 3.13 (9'9" x 10'3")

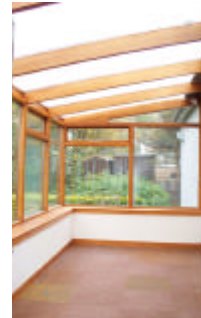
Double room with window to side of house. Storage cupboard with ample clothes hanging space and shelf. Radiator. Carpeted.

Bathroom 1.53 x 2.65 (5'0" x 8'7")

Frosted window to rear. Three piece white bathroom suite comprising w.c., wash hand basin and bath. Tiling to mid level around bathroom. Radiator. Carpeted.

Conservatory 4.88 x 2.44 (16'6" x 8'2")

Good sized conservatory of timber and glass construction with brick base wall offering additional living space to rear of property.



Garage

Detached brick-built single garage with power point and light. Remote-controlled roller door.

Exterior

Drive with parking for two cars. Path from pavement round the entire house. The front garden area is laid mainly to grass with mature shrub borders providing screening. Mono-blocked patio area. Rear garden ground consisting mainly of grass and large paved area around the conservatory. Trees from Letham Glen border the garden too.

Extras

The floor coverings, blinds and curtains throughout are included in the sale.

Council Tax

The property is in Council Tax Band D 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.