

SOLICITORS & ESTATE AGENTS

**FT & DC
WALLACE**

**50 Adamson Terrace
Leven**

Offers over £67,000



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Consultant: Michael F. Wallace MA LLB

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

General Description

Well maintained, bright, spacious two bedroom ground-floor flat in popular residential area of Leven. Close to many local amenities. Ideal first time purchase. The property benefits from double glazing throughout and gas central heating with back boiler. The property occupies a corner plot and therefore, has a generous extent of garden ground.

Entrance

The property is accessed by a timber door with semi-circular decorative glass panel into a small vestibule. A glass panelled door leads into the hallway.

Hallway

The carpeted hallway with high ceilings, provides access to the lounge, bathroom and both bedrooms. Access to a shelved storage cupboard and a further walk-in storage cupboard.

Lounge 4.89 x 3.66 (16'0" x 12'0")

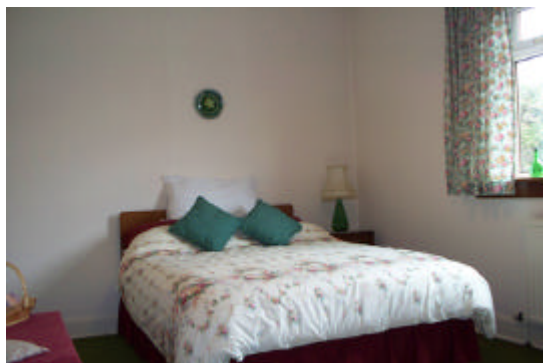
Light and spacious room with original coving and large window to front of property. Wall mounted gas fire with wooden surround. Cupboard housing water tanks. Fitted carpet. Radiator.

Kitchen 3.34 x 2.61 (10'10" x 8'6")

Good size, well laid out kitchen with medium oak drawers, units, both wall-mounted and low level, incorporating display cabinet with decorative glass doors. Melamine worktop. Stainless steel sink and drainer with tiled splashback. Window to rear of property and door providing access to rear garden area. Linoleum flooring.

Bedroom 1 4.56 x 3.30 (14'10" x 10'9")

A generously proportioned double room with window to front of property. Shelved storage cupboard. Ample space for further storage. Fitted carpet. Radiator.

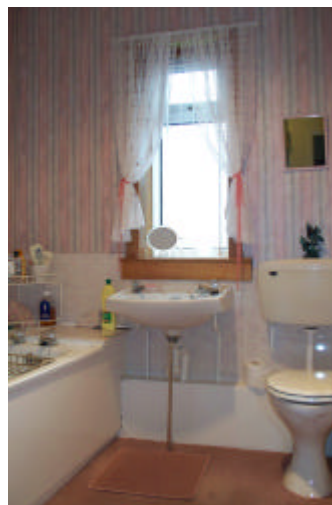


Bedroom 2 3.16 x 3.98 (10'4" x 13'1")

Another spacious double room with window to rear of property. Shelved cupboard. Picture rail. Fitted carpet. Radiator.

Bathroom 2.05 x 1.96 (6'8" x 6'5")

Frosted window to rear. Three piece white bathroom suite comprising w.c., wash hand basin and electric shower over bath. Glass shower screen. Tiling around bathroom fittings in pink, marble effect ceramic tiles. Radiator. Carpeted.



Exterior

The front garden area is laid mainly to grass with flower borders. A path divides the lawn area from a large, chipped area with potential for additional lawn or possible parking area. A path leads round the property to further flower beds, on to fenced rear lawn to rear of kitchen and on to shared ground at boundary, upon which a shed or similar construction could be located.

Extras

The floor coverings, blinds and curtains throughout are 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.