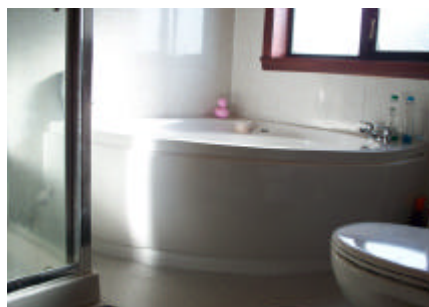
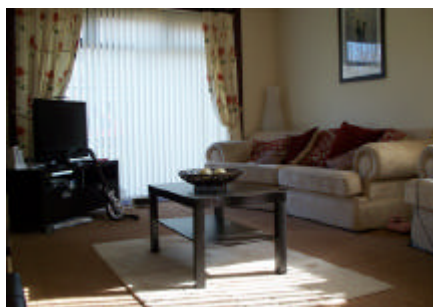


SOLICITORS - ESTATE AGENTS

**FT & DC  
WALLACE**

**7 Coldstream Crescent  
Leven**

**Offers around £160,000**



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 MALLB

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

## General Description

Spacious, detached villa offering family accommodation in a sought-after residential area of Leven on the East coast of Fife. Convenient proximity to the town centre. Leven boasts many amenities including a variety of shops, bars, restaurants, recreational parks, golf courses, a cinema, swimming pool and leisure centre, nurseries and primary schools (secondary education being available in nearby Methil, Buckhaven, or Anstruther). Leven has it's own bus station and with a mainline railway station in nearby Kirkcaldy, good travel links are close at hand.

## Entrance

The property is entered via a PVC door with double glazed panels into vestibule with parquet flooring. A glazed door then leads into a very spacious "L" shaped hallway providing access to the master bedroom, lounge, downstairs WC, kitchen, and dining room. A staircase with wooden banisters and spindles leads from the hallway to the upper level. Storage cupboard under stairs. Fitted carpet.

**Downstairs WC** 1.53m x 0.91m (3'11" x 2'11")  
Peach coloured WC and wash hand basin. Opaque window to side of property. Fitted carpet

**Bedroom 1** 3.85m x 3.78m (12'7" x 10'7")  
Bright and spacious double bedroom with large window to the front of property. Fitted carpet.

**Lounge** 5.51m x 3.94m (18'1" x 12'11")  
Spacious lounge with large window to front of property and a further window out to the side. Fireplace with brick surround and hearth. Fitted carpet.

**Kitchen** 4.72m x 3.83m (15'6" x 12'7")  
Fitted kitchen with units in a combination of pine and a green veneer. Built-in gas hob, oven and grill. The worktop has a built-in deep fat fryer with easy cleaning facility below. Adequate space for dining table. Tiled flooring and splashbacks. Large cupboard housing central heating boiler. Further walk-in storage cupboard. Window to the side of property. Door providing access to sun room (4.61m x 1.79m 15'12" x 5'9").



**Dining Room** 5.56m x 3.64m (18'3" x 11'1")  
Good size room currently used as family room. Patio doors out to veranda. Gas fire in a brick surround with built-in storage. Tiled hearth. Fitted carpet.

## Upstairs landing

Carpeted, spacious landing providing access to bedrooms 1 and 2 and family bathroom. Large, walk-in storage cupboard.

**Bedroom 2** 4.16m x 3.93m (13'7" x 12'11")  
Spacious double bedroom with window to front of property. Two large, full height storage cupboards. Fitted carpet.

**Bedroom 3** 4.22m x 3.90m (13'10" x 12'10")  
Double room with window to front of property. Fitted carpet.

**Bathroom** 2.81m x 2.22m (9'2" x 7'3")  
Good size family bathroom with white suite comprising corner bath, wc, wash hand basin and walk-in cubicle with Mira shower. Window to side of property. Linoleum flooring. Access to the sun bed room is via the bathroom.

## Exterior

Garden ground to front consists of established shrub beds, paving and red chips. The lawn to the rear leads to a further paved area. Garden shed. Double gates into the driveway from the road to the brick-built garage with up and over door.

## Extras

The fitted hob, oven, grill and fryer. The garden shed. The carpets and blinds throughout.

## Council Tax

The property is in Council Tax Band E for the year 2010/2011.

## 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.