

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**‘Strathspey’
Carberry Park,
Leven
Offers Around £174,950**



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Consultant: Michael F. Wallace MALLB

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

General Description

Offered for sale is a semi-detached dwelling-house in a desirable area of the seaside town of Leven offering family accommodation on two levels. The property is nicely located in a quiet area within easy access to shops, schools, beach, public transport and other local amenities. The property would benefit from some upgrading. Burglar alarm (separate alarm in the garage).

A timber exterior door leads into a small vestibule with original decorative Victorian tiled floor. Glass-panelled door into hall. The hall provides access to the lounge, dining room and wooden staircase (with storage cupboard) leading to upstairs accommodation.

Lounge 4.46 x 5.13m (14'7" x 16'8")

A spacious, sunny room with bay window looking onto Carberry Park. Original cornicing. Decorative recess with storage below. Gas fire with wooden surround.

Dining Room 4.49 x 4.16m (14'8" x 13'8")

Another spacious, airy room with window out to back garden. Original cornicing. Gas fire with wood surround. Decorative alcove with storage cupboards above and below (housing the immersion tank).

Kitchen 4.50 x 3.20 (14'9" x 10'50")

Accessed via Dining Room, this is a good-sized double aspect kitchen with views to back garden and back gate/drive area. Formica worktops, cupboards and drawers at high and low level. Large, walk-in larder. Another walk-in storage cupboard to the rear of the kitchen has a small window to rear. Stainless steel sink, drainer and mixer tap. Access from kitchen to back garden area. Electric oven. Linoleum flooring.

Bathroom 3.18m x 2.35m (10'5" x 7'9")

Three-piece avocado suite consisting of bath with overhead shower and smoked glass shower screen, w.c. and sink. Ceramic tiling around bath and sink. Frosted window to rear of property. Linoleum flooring.

Bedroom 1 4.48m x 4.16m (14'8" x 13'7")

Spacious, double room with windows to side and rear of property. Full height cloak cupboard.

Bedroom 2 4.0m x 5.32m (13'1" x 17'5")

Very spacious, light room with bay window to front of property. Full height cloak cupboard. Original cornicing.

Bedroom 3 2.62m x 3.09m (8'7" x 10'1")

Double room with views to front of property. Cornicing. Carpeted.

Box Room/Study 1.95 x 1.96 (6'5" x 6'5")

Small, carpeted room with window to side of property. Access is gained from here to attic space above.

Exterior

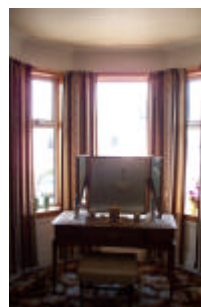
Garden ground to front and rear of the property. The front garden is mainly chipped. The garden to the rear is laid partly to grass. A mature border leads to the bottom of the garden where a cold frame and coal bunker are situated. Paved patio area to rear of house. A shared drive leads from the road to double gates opening into the garden. Large, chipped area leads to garage (with alarm). Outside water tap.

Council Tax

The property is in Council Tax Band E 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.