



**191 Randolph Street, Buckhaven, Leven, Fife, KY8 1AX**

**Offers Over £200,000**



OPPORTUNITY TO ADD VALUE 4 Bedroom 2 Reception Detached Villa with Driveway, Garage and PANORAMIC VIEWS across the Firth of Forth. Ideal family home located close to all local amenities including primary / secondary schools, shops and leisure / health facilities with Leven providing additional amenities and GREAT COMMUTING LINKS via the Train and Bus Stations. Accommodation: Hall, living room, kitchen, dining room, master bedroom suite with shower room, 3 further double bedrooms and a W.C. DG. GCH. Gardens. Detached garage and Driveway. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door leading into a spacious and bright hallway. Carpeted stairway with a Velux window to the side and timber balustrade leads to the upper landing. Radiator. Laminate flooring.

## LIVING ROOM

17'10" x 12'4" (5.46m x 3.76m)

Bright living room with double-glazed windows to the front and side with a stunning view across the Firth of Forth. Shelved alcove provides display/storage space. Coving. Radiator. Carpeted. UPVC door provides access to an area of the garden. Doorway to the downstairs bedroom suite with shower room.

## BEDROOM 4

12'2" x 9'3" (3.72m x 2.84m)

Spacious double bedroom with a double-glazed window to the front with that same stunning view of the Firth of Forth. Radiator. Laminate flooring.

## SHOWER ROOM

8'11" x 8'9" (2.73m x 2.67m)

Contemporary 3-piece suite comprising W.C, vanity wash hand basin and a walk-in shower enclosure with an electric shower unit. Opaque double-glazed window to the side. Fully tiled. Vertical radiator. Vinyl flooring.

## KITCHEN

13'0" x 8'0" (3.97m x 2.45m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances with an integrated extractor fan. Double-glazed window to the side. Wall mounted gas central heating condensing boiler. Vinyl flooring.

## DINING ROOM

13'11" x 8'9" (4.26m x 2.68m)

Good-sized dining room with double-glazed window to the

rear. Radiator. Laminate flooring. UPVC door leads to the garden.

## UPPER LANDING

Leading to 3 double bedrooms and a W.C.

## BEDROOM 1

17'11" x 11'2" (5.48m x 3.41m)

Bright double bedroom with double-glazed window to the front with a gorgeous view across the Firth of Forth towards Berwick, Leith and beyond. Radiator. Carpeted.

## BEDROOM 2

13'7" x 9'0" (4.16m x 2.75m)

Additional double bedroom with a double-glazed window and Velux to the front and side with that same gorgeous view over the Firth of Forth towards Berwick, Leith and beyond. Fitted shelving provides display/storage space. Hatch provides access to the attic. Radiator.

## BEDROOM 3

12'0" x 10'7" (3.68m x 3.23m)

Further double bedroom with a double-glazed window to the rear. Fitted wardrobe provides shelving/hanging/storage space. Eave cupboards provide additional storage space and housing for the hot water tank. Radiator. Carpeted.

## W.C

5'7" x 4'3" (1.71m x 1.31m)

2-piece suite comprising: W.C and a vanity wash hand basin. Laminate flooring.

## GARDEN

A mono bloc driveway with metal gates provides off street parking and access to the detached garage and rear of the property. The garden is enclosed and low maintenance, with areas of gravel and paving providing an ideal spot for garden furniture to relax and enjoy time in the sun with family and friends. Several borders contain established plants, shrubs and trees providing colour throughout the seasons. An area to the side of the property is sheltered and ideal for a compact table and chairs set to spend time enjoying the view.

## SUMMER HOUSE

8'9" x 7'3" (2.68m x 2.22m)

Good-sized summer house with windows providing natural light and provision for power. Vinyl flooring.

## GARAGE

24'1" x 12'7" (7.35m x 3.84m)

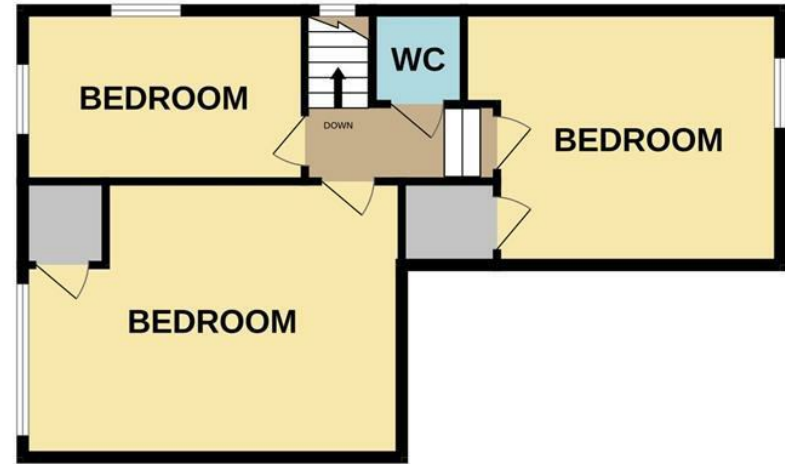
Spacious detached garage accessed via an electric up and over door provides secure parking with ample additional storage space. Fixed workbenches provide a DIY space. Provision for light and power with concrete flooring.

## AGENTS NOTES

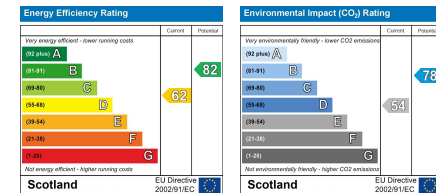
Please note that all room sizes are measured approximate to widest points.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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