



98 Wellesley Road, Buckhaven, Fife, KY8 1HT

Offers Over £130,000



Beautiful 4 Bedroom Upper Apartment with STUNNING FEATURES, a PRIVATE BALCONY and off-street parking to the rear. Located with easy access to the Primary / Secondary Schools, shops and cafes with GREAT TRANSPORT LINKS locally via bus and Leven or Cameron Bridge Train Station ideal for commuting to Edinburgh. Accommodation: Hall, sitting room, balcony, dining kitchen, laundry cupboard, master bedroom with an ensuite bathroom, 3 further double bedrooms and a bathroom. DG. GCH. Off Street Parking to the rear. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

A UPVC door provides access to a bright stairwell with a feature stained-glass window to the rear. Walk-in cupboard provides ample shelving/storage space on the ground floor. Carpeted stairs with a timber and cast-iron balustrade lead to the upper landing. A UPVC door leads into the spacious main hallway with a beautifully painted skylight. Coving and ceiling roses. Picture rail. 2 radiators. Carpeted.

SITTING ROOM

16'7" x 11'7" (5.06m x 3.54m)

Bright sitting room with a double-glazed sash and case window to the rear with a view towards the Firth of Forth. Coving and ceiling rose. Radiator. Laminate flooring. Double-glazed patio door provides access to the balcony. The balcony adds a delightful additional living space, ideal for garden furniture to relax and enjoy the unobstructed view with family and friends.

DINING KITCHEN

15'3" x 13'9" (4.66m x 4.20m)

Good-sized dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops, upstand / tiled splashback and a 1.5 porcelain sink. Integrated appliances include a range gas cooker, extractor fan above and an eye level oven. Double-glazed windows to the front and side. Ample space for dining furniture. Cornicing and ceiling rose. Radiator. Laminate flooring.

LAUNDRY CUPBOARD

4'11" x 4'6" (1.51m x 1.39m)

Convenient laundry cupboard with an opaque double-glazed sash and case window to the side. Granite worktop with space for freestanding appliances below. Wall mounted gas central heating condensing combi boiler. Radiator. Laminate flooring.

BEDROOM 2

14'0" x 10'5" (4.28m x 3.19m)

Spacious double bedroom with 2 double-glazed windows to the front. Split timber door with decorative glazing provides an interesting feature to the room. Cornicing and ceiling rose. Radiator. Laminate flooring.

BEDROOM 3

16'3" x 13'9" (4.97m x 4.20m)

Additional double bedroom with double-glazed windows to the front and side. Alcove provides display/shelving/storage space. Cornicing and ceiling rose. Radiator. Laminate flooring.

BEDROOM 4

12'0" x 9'6" (3.68m x 2.92m)

Further double bedroom with a double-glazed window to the side. Coving and ceiling rose. Radiator. Laminate flooring.

SHOWER ROOM

12'0" x 6'1" (3.68m x 1.86m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a thermostatic control shower. Opaque double-glazed sash and case window to the side. Partially wet walled. Vertical radiator. Laminate flooring.

MASTER BEDROOM

13'3" x 10'7" (4.06m x 3.23m)

Spacious and bright double bedroom with double-glazed sash and case windows to the side and rear with an uninterrupted view towards the Firth of Forth. Fitted wardrobes with sliding doors provide shelving/hanging/storage space. Ceiling rose. Radiator. Laminate flooring. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

12'0" x 4'10" (3.68m x 1.49m)

Luxury 3-piece suite comprising: W.C, vanity wash hand basin and a freestanding bath. Opaque double-glazed sash and case window to the side. Hatch provides access to the

roof space. Partially wet walled. Heated towel rail. Laminate flooring.

GROUNDINGS

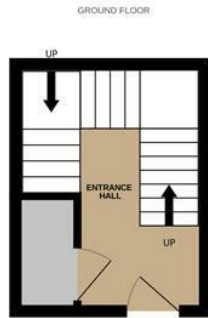
The rear of the property is shared and provides unallocated off-street parking.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		79	79	Scotland		77	77
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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