



**4 Haughate Avenue, Leven, Fife, KY8 4SG**  
**Offers Over £78,000**



GREAT INVESTMENT OPPORTUNITY 2 Bedroom Upper Flat with rear garden space. IMMEDIATE RENTAL INCOME with a long-standing tenant currently in situ. Located in a convenient location with a short walk to local amenities with great transport links via Leven bus and train stations. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.



## LOCATION

Leven is a seaside town in Fife with a range of amenities and leisure options. The High Street and retail park are home to Sainsbury's, B&Q, Starbucks, Costa, and McDonald's, along with a variety of local shops. Education is available at three primary schools and Levenmouth Academy. Local leisure facilities include Letham Glen, Silverburn Forest, Leven Beach (part of the Fife Coastal Path), Scoonie and Leven Links Golf Courses, and the Levenmouth Swimming Pool and Sports Centre. St Andrews and the East Neuk are a short drive away, with transport links via Leven train station and the A915/A92.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access via a UPVC door with opaque double-glazed inlets leading to a carpeted stairway with a double-glazed window to the side. A hatch provides access to roof space. Cupboard provides shelving/storage space. Dado rail. Radiator. Carpeted.

## LIVING ROOM

14'11" x 13'1" (4.57m x 4.00m)

Spacious living room with a double-glazed window to the front. Feature fireplace with a timber surround. Shelved alcove provides display/storage space. Ceiling rose and coving. Radiator. Carpeted. Doorway to bedroom 2.

## KITCHEN

11'11" x 7'2" (3.65m x 2.20m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a gas hob, extractor fan and an oven below. Double-glazed window to the front. Vinyl flooring.

## BEDROOM 1

13'0" x 11'2" (3.97m x 3.42m)

Spacious double bedroom with a double-glazed window to

the rear overlooking the garden. Cupboard houses the gas central heating condensing combi boiler. Coving. Radiator. Carpeted.

## BEDROOM 2

13'0" x 9'1" (3.98m x 2.78m)

Additional double bedroom with a double-glazed window to the rear. Shelved alcove provides display/storage space. Radiator. Carpeted.

## SHOWER ROOM

7'1" x 4'7" (2.18m x 1.42m)

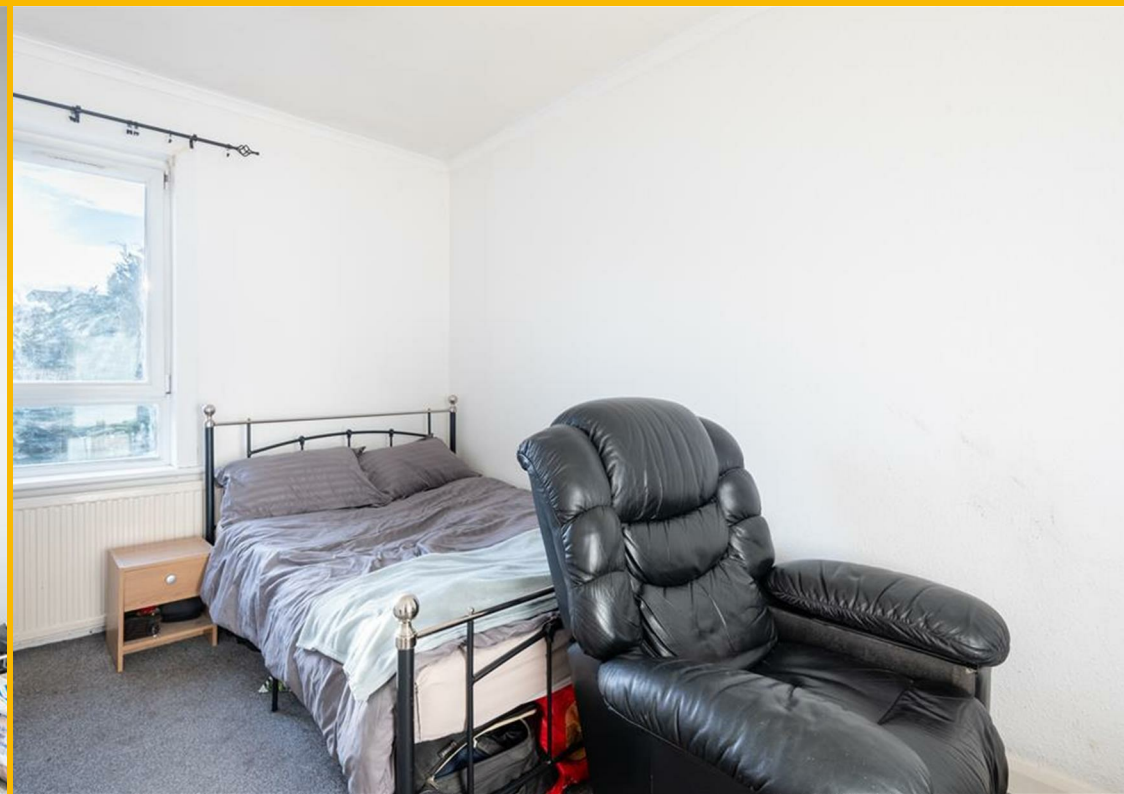
3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and an electric shower unit. Opaque double-glazed window to the side. Fully tiled walls. Tiled flooring.

## GARDEN

At the rear of the property is an enclosed area of lawn and a good-sized timber shed providing outdoor storage space.

## AGENTS NOTES

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





1ST FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 sq.m.) approx.

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	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
92-100 A	92-100 A						
81-91 B	81-91 B						
69-80 C	69-80 C	70	76	68	77		
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 <sub>2</sub> emissions						
Scotland	EU Directive 2002/91/EC			Scotland	EU Directive 2002/91/EC		

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