



81 Waggon Road, Leven, KY8 4DA

Offers Over £82,000

Spacious 3 Bedroom GROUND FLOOR APARTMENT offering one-level living in a SOUGHT-AFTER location with the OPPORTUNITY TO ADD VALUE, Off Street Parking, and an enclosed rear garden. Close to Letham glen, and a short drive to Leven for the high street, retail park, beach, golf courses, and train station with commuter links to Edinburgh. Accommodation: Hall, lounge, kitchen, 3 double bedrooms and a shower room. DG. GCH. Gardens. Off Street Parking. PERSONAL PROPERTY TOUR available online.



LOCATION

Leven is a seaside town in Fife which has an abundant range of local services and leisure activities. The High Street and retail park have a wide range of major shops and supermarkets (Sainsbury, B & Q, Starbucks, Costa, McDonalds) including many local specialist stores. A choice of 3 primary schools with secondary education provided at Levenmouth Academy. When it comes to leisure activities there is the recreational woodlands, Letham Glen, Silverburn Forest, Leven beach (which is part of the Fife Coastal Path), Scoonie and Leven Links Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews - the Home of Golf and the East Neuk are both within an hour's drive. Leven train station provides excellent commuter links with Edinburgh Waverly, A915 and the A92 provide great road links for further afield.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the main hallway through the vestibule. 2 cupboards provide shelving/storage space. Radiator. Laminate flooring.

LOUNGE

15'11" x 12'2" (4.87m x 3.72m)

Spacious lounge with a double-glazed window to the front. Electric freestanding fire. Alcove provides display/storage space. 2 radiators. Carpeted. Doorway to the kitchen.

KITCHEN

10'5" x 9'11" (3.19m x 3.04m)

Good-sized fitted kitchen comprising wall mounted, floor standing units with contrasting worktops and upstand. Ample space for freestanding appliances. Vinyl flooring. UPVC door with an opaque double-glazed window provides access to the rear garden.

BEDROOM 1

14'6" x 10'5" (4.42m x 3.20m)

Spacious double bedroom with a double-glazed window to the rear. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 2

12'5" x 9'11" (3.80m x 3.04m)

Additional double bedroom with a double-glazed window to the front. Cupboard and fitted wardrobe provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

12'4" x 7'5" (3.78m x 2.27m)

Further double bedroom with a double-glazed window to the front. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Radiator. Carpeted.

SHOWER ROOM

7'6" x 5'2" (2.29m x 1.60m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Radiator. Laminate flooring.

GARDEN

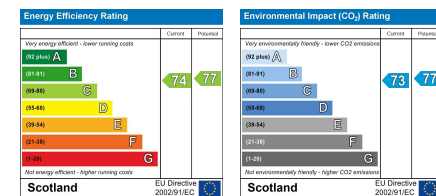
To the front of the property is low maintenance laid with gravel and paving providing off street parking. The rear garden is again low maintenance laid with paving providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. An outbuilding provides storage space.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.