



36 Falcon Road, Buckhaven, KY8 1EN
Offers Over £155,000



SPACIOUS 3 Bedroom 2 Bathroom EXTENDED End Terraced Villa with the OPPORTUNITY TO ADD VALUE, a great family home with Off Street Parking and a DOUBLE GARAGE close to secondary/primary schools, a short drive to Cameron Bridge Train Station, and Leven for the High Street, Beaches, Golf Courses, and Leven Train Station. Accommodation: Hall, lounge, kitchen, utility room, shower room, master bedroom with an ensuite bathroom, 2 further double bedrooms and a luxury bathroom. DG. GCH. Gardens. Driveway and Integrated Double Garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Ample space for storage. Coving. 2 radiators. Tiled flooring.

LOUNGE

13'3" x 12'6" (4.06m x 3.83m)

Bright lounge with a double-glazed window to the front. Feature entertainment wall with electric fire and space for a television. Coving. 2 radiators. Carpeted.

KITCHEN

13'11" x 8'9" (4.26m x 2.67m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an induction hob, extractor fan, 2 eye level ovens, coffee machine, dishwasher and a fridge/freezer. Double-glazed window to the rear overlooking the garden. Coving. Radiator. Tiled flooring.

SHOWER ROOM

6'7" x 5'6" (2.03m x 1.68m)

Currently a blank canvas for renovation, ample space to add a 3-piece suite with W.C, wash hand basin and a bath or shower. Opaque double-glazed window to the rear.

UTILITY ROOM

13'1" x 8'3" (4.00m x 2.53m)

Good-sized utility room with floor standing units, integrated washing machine, and space for a plumed appliance. Double-glazed window to the rear. Coving. Radiator. Laminate flooring. Doorway to the integrated garage. UPVC door with an opaque double-glazed window provides access to the rear garden.

UPPER LANDING

Hatch provides access to the roof space. Coving. Radiator. Carpeted.

MASTER BEDROOM

15'8" x 15'1" (4.78m x 4.60m)

Spacious and bright double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the ensuite bathroom. Hatch provides access to additional roof space.

ENSUITE BATHROOM

9'3" x 6'3" (2.83m x 1.92m)

3-piece suite comprising: W.C, wash hand basin and a double size spa style bath. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

BEDROOM 2

11'9" x 10'1" (3.60m x 3.08m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe and cupboard provides shelving/hanging/storage space. Dado rail. Radiator. Laminate flooring.

BEDROOM 3

11'3" x 9'7" (3.44m x 2.93m)

Further double bedroom with a double-glazed window to the rear. Cupboard provides storage space. Radiator.

BATHROOM

9'6" x 9'2" (2.91m x 2.81m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a pivot screen and thermostatic control multi-jet shower system. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Laminate flooring.

GARDEN

To the front of the property is low maintenance with areas of gravel and a mono bloc driveway accessed via metal double gates providing off street parking and access to the integrated garage. A metal side gate leads to the rear garden. The rear garden offers a blank canvas to create a beautiful family entertaining space and is enclosed within a

timber fence surround providing a safe space for children and pets to play.

DOUBLE GARAGE

19'6" x 16'6" (5.95m x 5.05m)

Spacious garage accessed via a metal roller door provides secure parking with ample additional storage and workspace. Fitted floor standing units with workbench and storage. Wall mounted gas central heating condensing combi boiler. Provision for light and power with concrete flooring.

AGENTS NOTES

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





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