



31 Omar Crescent, Buckhaven, Leven, KY8 1DR
Offers Over £155,000

SPACIOUS 3 Bedroom Semi-Detached Villa with the additional benefit of an ATTIC ROOM, off street parking, GARAGE WITH A HOME OFFICE and an extensive rear garden. Located within close proximity to the local Primary School and a short drive to Cameron Bridge Train Station. Leven nearby with additional amenities and easy access to the Fife Coastal Path, Retail Parks, Beach, Golf Courses, and Leven Train Station. Accommodation: Hall, lounge, dining kitchen, 3 double bedrooms, bathroom and an attic room. DG. GCH. Gardens. Driveway. Garage with home office. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Under stair cupboard houses the gas central heating condensing combi boiler. Laminate flooring.

LOUNGE

14'4" x 11'4" (4.39m x 3.47m)

Bright lounge with a double-glazed window to the front. Feature natural stone fireplace with an electric fire. Shelved alcove provides display/storage space. Coving. Vertical radiator. Carpeted. Doorway to the dining kitchen.

DINING KITCHEN

19'4" x 8'7" (5.91m x 2.64m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with an extractor fan above and an oven below. Space for additional freestanding appliances and dining furniture. Double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring. Double-glazed patio doors lead to the garden.

BATHROOM

6'3" x 6'2" (1.93m x 1.90m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and thermostatic shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Leads to 3 double bedrooms. Radiator. Carpeted.

BEDROOM 1

13'7" x 10'10" (4.15m x 3.32m)

Bright double bedroom with 2 double-glazed windows to the

front. Fitted wardrobes with sliding doors provide shelving/hanging/storage space. Cupboard provides additional storage. Radiator. Carpeted.

BEDROOM 2

9'1" x 8'9" (2.79m x 2.67m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BEDROOM 3

12'4" x 10'0" (3.78m x 3.05m)

Further double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted. Timber stairs lead to the converted attic room.

ATTIC ROOM

11'4" x 9'8" (3.47m x 2.95m)

Spacious attic room with a Velux window to the rear. Hatches provide access to the eaves storage space. Carpeted.

GARDEN

The front garden is laid to lawn with a paved path leading to the front door. To the side of the property is a paved and gravel driveway providing off street parking for multiple vehicles and access to the garage. A metal gate to the side leads into the rear garden. The extensive enclosed rear garden is laid to lawn with a vast area of paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun with family and friends. Fixed brick BBQ area. Raised border provides the ideal spot for planting.

GARAGE

15'2" x 11'1" (4.63m x 3.39m)

Detached garage accessed via an up and over door, providing secure parking with additional storage space. Provision for light and power with concrete flooring. Doorway to the external home office. Double-glazed door to the side provides additional access from the garden.

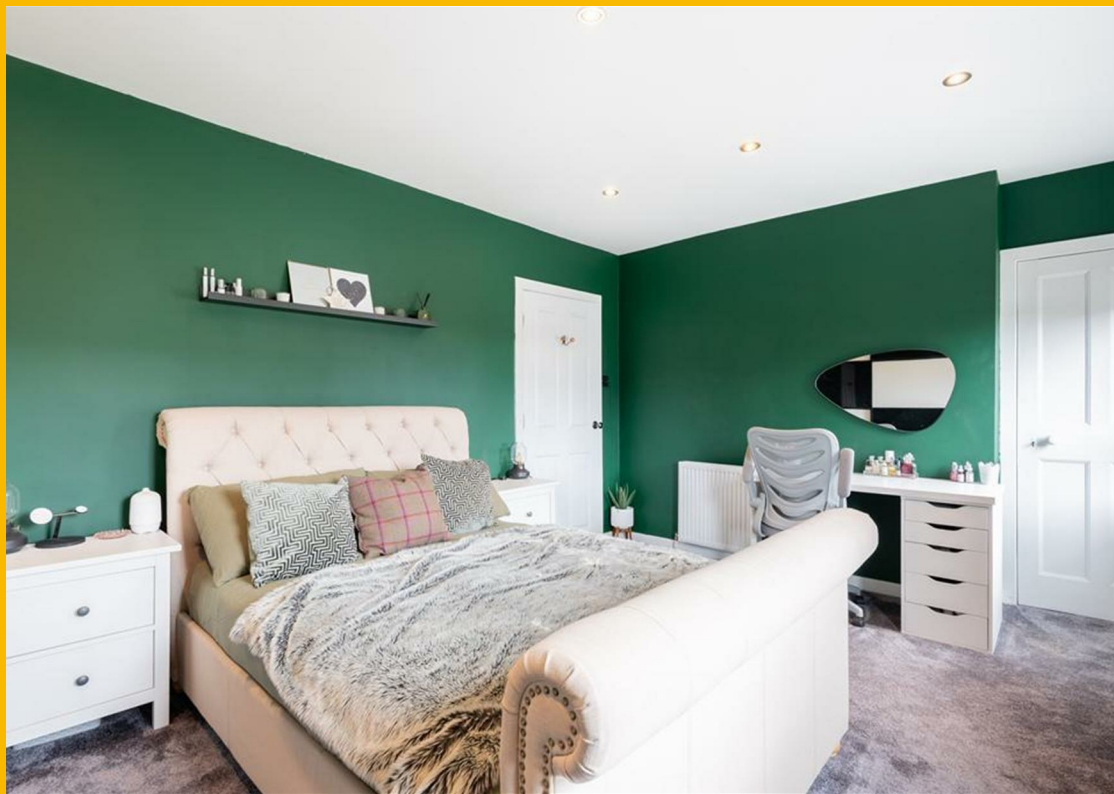
HOME OFFICE

11'1" x 9'8" (3.39m x 2.96m)

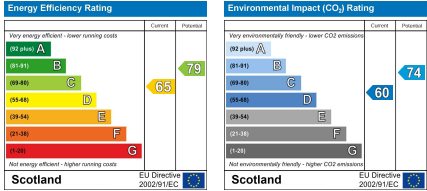
Good-sized multi-purpose space providing an ideal home office with ample storage space. Provision for light and power.

AGENTS NOTES

Please note that all room sizes are measured approximately to the 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 you financial position before we can recommend any offer to the vendor.