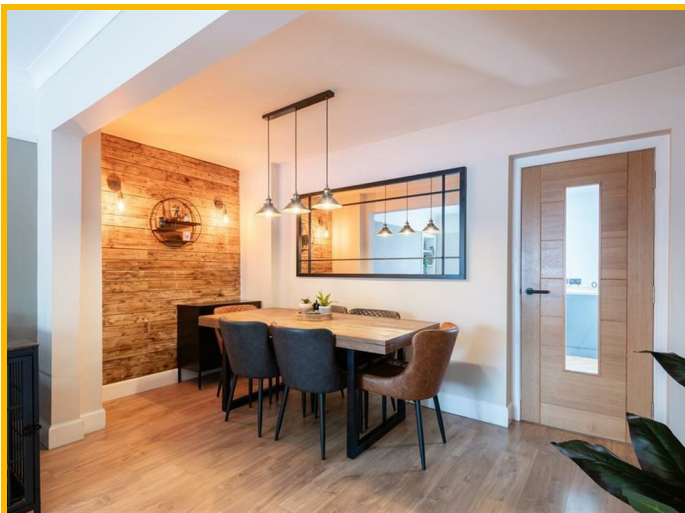




**42 Wellesley Road, Buckhaven, Leven, Fife, KY8 1HT**  
**Offers Over £170,000**



IMMACULATE 2 Bedroom 1 Boxroom Semi-Detached Villa with SEA VIEWS, finished to an extremely high standard with Off Street Parking, Garage, External Log Cabin/Home Office, Landscaped Garden and PLANNING PERMISSION for an attic conversion. Located a short distance from local Primary School and Cameron Bridge Train Station and a short drive to Leven for the High Street, Beach, Golf Courses, and Train Station. Accommodation: Hall, lounge / dining room, kitchen, 2 double bedrooms, box room and a shower room. DG. GCH. Gardens. Driveway. Garage and External Log Cabin/Home Office. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via an opaque double-glazed UPVC door leading into the lower hallway via a spacious vestibule. Carpeted stair with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Coving. Dado rail. Radiator. Laminate flooring.

## LOUNGE / DINING ROOM

20'5" x 12'0" (6.23m x 3.67m)

Spacious lounge dining room with a double-glazed window to the front. Alcove provides display/storage space. Coving. Picture rail. 2 vertical radiators. Laminate flooring. Doorway to the kitchen.

## KITCHEN

12'7" x 10'1" (3.85m x 3.08m)

Beautifully fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating wet walled splashbacks. Integrated appliances include a gas range hob with an extractor fan above, microwave, eye level oven, dishwasher and a fridge/freezer. Double-glazed windows to the side and rear overlooking the garden. Radiator. Laminate flooring. Doorway leads to the garden.

## BOX ROOM

6'9" x 6'7" (2.08m x 2.02m)

Good-sized box room with a double-glazed window to the rear ideal for use as a home office/nursery. Radiator. Laminate flooring.

## UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed timber ladder. Gas central heating condensing combi boiler located in the attic. Double-glazed window to the rear. Radiator. Dado rail. Carpeted.

## BEDROOM 1

12'0" x 10'5" (3.68m x 3.19m)

Spacious double bedroom with a double-glazed window to the front. Radiator. Carpeted.

## BEDROOM 2

12'0" x 9'6" (3.67m x 2.92m)

Additional double bedroom with a double-glazed window to the rear with a sea view. Cupboard provides storage space. Radiator. Laminate flooring.

## SHOWER ROOM

7'9" x 6'6" (2.37m x 2.00m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed porthole window to the front. Partially tiled. Heated towel rail. Tiled flooring.

## GARDEN

The front garden is a laid with monobloc providing off street parking for multiple vehicles. To the side of the property is a low maintenance driveway laid with gravel and paving providing additional off-street parking and access to the garage and rear garden via a metal gate. The rear garden is enclosed within a walled and timber fenced surround providing a secure spot for children and pets to enjoy time outdoors. The landscaped garden is divided into social areas laid with paving, gravel and artificial grass. An additional paved patio with timber pergola provides an ideal location for garden furniture to relax in the sun with family and friends. A timber shed provides additional storage space.

## GARAGE

18'6" x 10'3" (5.66m x 3.14m)

Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space. Double-glazed window to the side. Provision for light and power with concrete flooring. Door to the side provides additional access.

## LOG CABIN/HOME OFFICE

10'4" x 9'4" (3.16m x 2.86m)

Spacious home office / business space, accessed via double-glazed patio doors providing ample natural light. Power. Laminate flooring.

## AGENTS NOTES

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









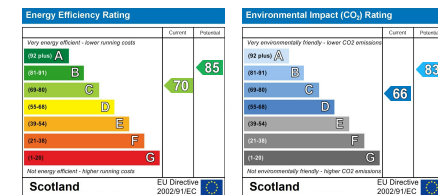
GROUND FLOOR



1ST FLOOR



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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