



87 West High Street, Buckhaven, Leven, KY8 1AW

Offers Over £60,000

IMMACULATE AND RECENTLY RENOVATED 1 Bedroom Upper Apartment with STUNNING SEAVIEWS, shared garden and private entry system. Located on the Fife Coastal Path with a short drive to Cameron Bridge Train Station and Leven for all essential amenities, High Street, Retail Park and Beach. Accommodation: Hall, lounge dining room, kitchen, double bedroom and a bathroom. DG. GCH. Shared gardens. Residential Parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a communal staircase leading to the property entrance. A UPVC door with an opaque double-glazed window leads into the hallway. Cupboard provides shelving/storage space and housing for the gas central heating combi boiler, with a hatch leading to the roof space. Further cupboard with storage space. Radiator. Laminate flooring.

LOUNGE DINING ROOM

15'9" x 10'3" (4.82m x 3.13m)

Bright lounge dining room with a double-glazed window to the side with a stunning sea view across the Firth of Forth towards Edinburgh. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

10'3" x 6'7" (3.14m x 2.03m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven, microwave and a fridge/freezer. Double-glazed window to the front. Vinyl flooring.

BEDROOM

12'1" x 8'11" (3.69m x 2.72m)

Good-sized double bedroom with a double-glazed window to the rear with that stunning view across the Firth of Forth. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BATHROOM

6'4" x 5'5" (1.95m x 1.67m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a folding screen and thermostatic control shower. Opaque double-glazed window to the front. Fully wet walled. Heated towel rail. Vinyl flooring.

GARDEN

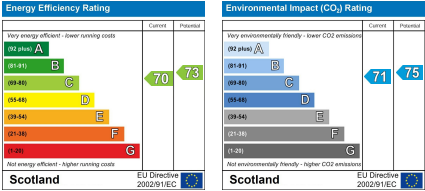
The front and rear gardens are shared spaces for all the residents to enjoy. The front garden is laid to lawn with a paved path leading to the private security door. The enclosed rear garden is divided into areas with areas of lawn and paving with borders containing established plants and shrubs. Ample space to add garden furniture to relax and enjoy time in the sun.

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 your financial position before we can recommend any offer to the vendor.