



**67 Den Walk, Buckhaven, Leven, KY8 1DQ**

**Offers Over £55,000**



INVESTMENT OPPORTUNITY 2 Bedroom Ground Floor Apartment with front and rear gardens and the OPPORTUNITY TO ADD VALUE. Located within walking distance to the local Primary/Secondary Schools and a short drive to Leven town centre providing all essential amenities with the Fife Coastal Path, Beach, and Golf Courses nearby. Cameron Bridge Train Station provides direct travel links with Edinburgh. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a wet room. DG. GCH. Gardens. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **HALL**

Access is via a UPVC door leading into the hallway.  
Radiator. Exposed wooden flooring.

## **LOUNGE**

14'9" x 12'9" (4.52m x 3.90m)

Spacious lounge with a double-glazed window to the front.  
Decorative stone fireplace. Exposed wooden flooring.  
Doorway to the kitchen.

## **KITCHEN**

9'3" x 8'3" (2.84m x 2.52m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Space for several freestanding appliances. Cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear and an additional single-glazed opaque window to the rear. UPVC door with opaque double-glazed window leads to the rear garden. Radiator. Tiled flooring.

## **BEDROOM 1**

12'10" x 11'0" (3.93m x 3.36m)

Good-sized double bedroom with a double-glazed window to the front. Cupboard provides storage space. Radiator.  
Exposed wooden flooring.

## **BEDROOM 2**

11'10" x 8'4" (3.62m x 2.56m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Exposed wooden flooring.

## **WET ROOM**

8'3" x 4'9" (2.53m x 1.47m)

3-piece suite comprising: W.C, wash hand basin and a shower area with a fixed curtain rail and an electric shower unit. Partially wet walled. Opaque double-glazed window to the rear. Heated towel rail. Anti-slip wet room flooring.

## **GARDEN**

The front garden is low maintenance laid with gravel and a paved path leading to the property entrance and the enclosed rear garden. The rear garden is laid to lawn with a paved area ideal for garden furniture to enjoy time in the sun. A timber shed provides outdoor storage space. A timber fence and gated surround makes this a safe space for children and pets to play.

## **AGENTS NOTES**

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





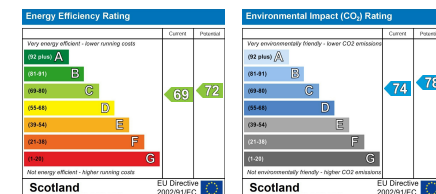




# GROUND FLOOR



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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