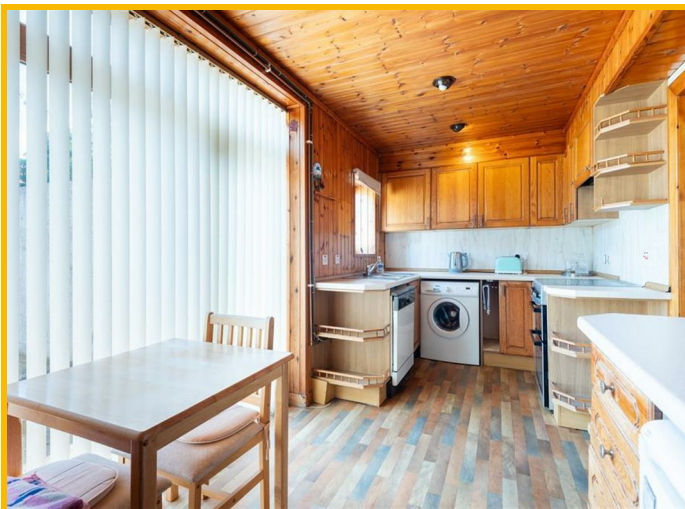
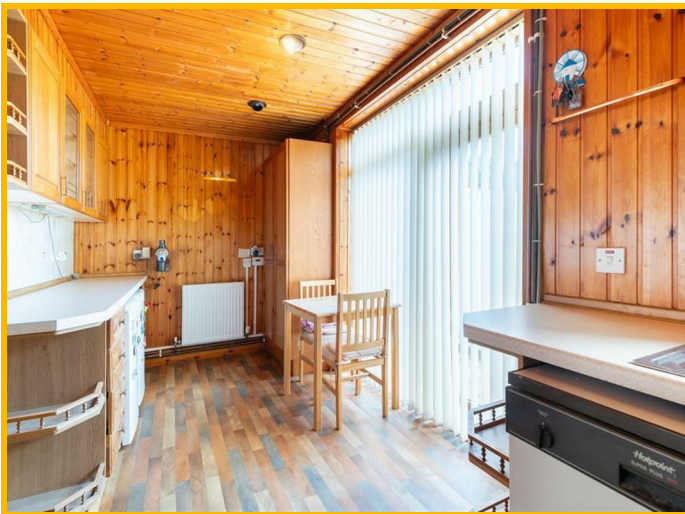




29 Viewforth, Buckhaven, Leven, KY8 1AZ

Offers Over £140,000

SPACIOUS 4 Bedroom Semi-Detached Villa with the OPPORTUNITY TO ADD VALUE, with STUNNING SEAVIEWS over the Firth of Forth and beautiful front and rear gardens. Located close to the local Primary School and a short drive from all essential amenities including Cameron Bridge Train Station with the Fife Coastal Path, Beach and Golf Courses nearby. Accommodation: Hall, lounge, breakfasting kitchen, 4 double bedrooms, W.C, and a Shower room. DG. GCH. Substantial Front and Rear Garden. Off-Street Parking. 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. Carpeted stairway with a double-glazed window to the rear and a timber balustrade leads to the upper landing. Coving. Radiator. Vinyl flooring.

LOUNGE

16'4" x 12'0" (4.98m x 3.68m)

Spacious lounge with double-glazed patio doors to the front providing natural light, access to the garden, and a partial sea view. Feature stone fireplace with a gas fire. Radiator. Laminate flooring. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

16'7" x 7'3" (5.06m x 2.22m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and wet walled splashbacks. Ample space for several freestanding appliances and breakfasting furniture. Coordinating cupboard houses the gas central heating combi boiler. Double-glazed window to the rear. Radiator. Vinyl flooring. Double-glazed patio door leads to the rear garden.

BEDROOM 4

11'0" x 10'3" (3.36m x 3.13m)

Good-sized downstairs bedroom with a double-glazed window to the front. Alcove provides display/storage space with a cupboard below. Radiator. Carpeted.

W.C

3'10" x 2'9" (1.18m x 0.84m)

Downstairs 1-piece W.C with a double-glazed window to the side. Laminate tile flooring.

UPPER LANDING

Leads to 3 double bedrooms and the shower room. Carpeted.

BEDROOM 1

12'11" x 9'10" (3.95m x 3.02m)

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

BEDROOM 2

12'6" x 12'2" (3.83m x 3.73m)

Additional double bedroom with a double-glazed window to the front with a stunning view across the Firth of Forth towards Edinburgh and Leith. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

11'5" x 9'10" (3.48m x 3.01m)

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

SHOWER ROOM

2.14m x 2.00m

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the rear. Fully wet walled. Radiator. Vinyl flooring.

GARDEN

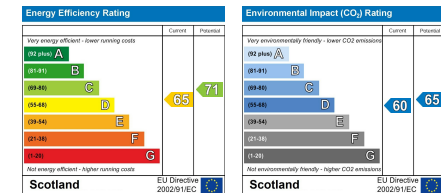
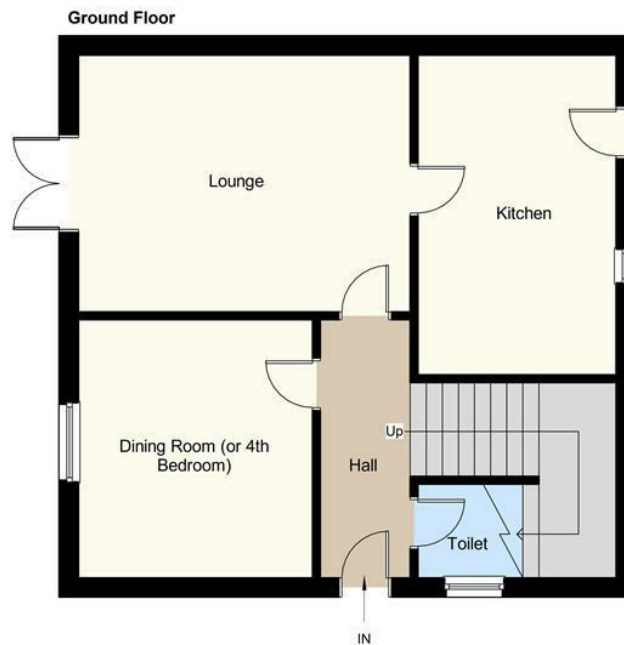
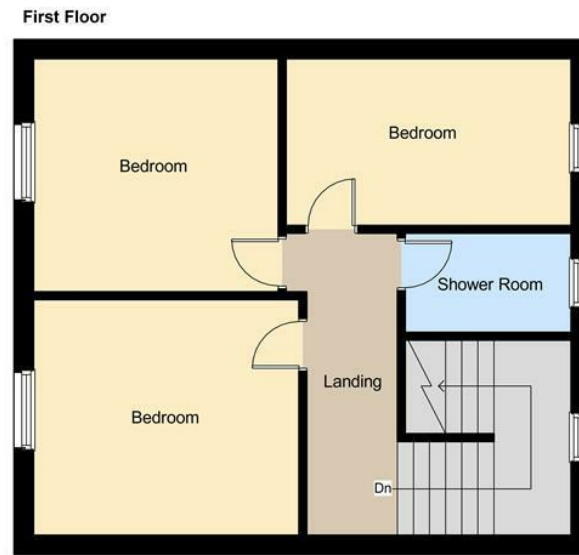
The front garden is beautifully landscaped, laid to lawn with borders containing established plants and shrubs. An area of timber decking provides an ideal spot for garden furniture to take advantage of the sea views. The elevated rear garden has areas of lawn with borders containing established plants, shrubs and hedgerow providing colour and privacy. 2 Timber sheds provide storage space. A paved patio creates another great spot for garden furniture to relax and enjoy time in the sun. A sheltered area outside the dining kitchen is ideal for use as a private garden nook or a drying green area. Coal stores provide additional outdoor storage.

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.