

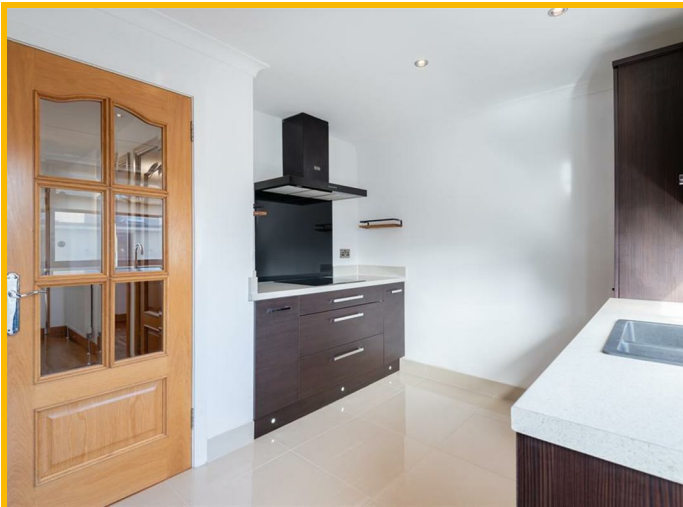


**10 Wren Street, Buckhaven, Leven, KY8 1HF**  
**Offers Over £150,000**





IMMACULATE 3 Bedroom 2 Reception End-Terraced Villa in MOVE IN CONDITION with Front and Rear Gardens, a Wood Fired Swedish Hot Tub and a Garden Room. Located in a CUL-DE-SAC within walking distance of the Secondary School and a short drive to the local Primary School. Close to Cameron Bridge Train Station providing direct links to Edinburgh. Leven offers all essential amenities with the High Street and Retail Park with Fifes Stunning Coastal Path, Beaches and Golf Courses nearby. Accommodation: Hall, lounge, conservatory, kitchen, 3 bedrooms and a bathroom. DG. GCH. Front and rear gardens. Garden room. 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 stairs with a timber balustrade leads to the upper landing. Under stair storage/nook area. Cupboard provides hanging/storage space. Radiator. Solid wood flooring.

## LOUNGE

14'5" x 13'3" (4.40m x 4.05m)

Spacious lounge with a double-glazed window to the front. Feature marble fireplace with an electric fire. Coving. Radiator. Solid wood flooring. Doorway to bedroom.

## BEDROOM 3

8'11" x 8'3" (2.74m x 2.54m)

Downstairs bedroom with double-glazed UPVC doors providing natural light and access to the conservatory. Also ideal for use as a dining room or a home office space. Coving. Radiator. Solid wood flooring.

## CONSERVATORY

7'5" x 6'9" (2.28m x 2.06m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. UPVC door provides access to the garden.

## KITCHEN

12'11" x 9'3" (3.96m x 2.84m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an induction hob, extractor fan, eye level ovens, washing machine, fridge/freezer and a wine cooler. Double-glazed window to the rear overlooking the garden. Coving. Tiled flooring. Opaque double-glazed UPVC door provides access to the rear garden.

## UPPER LANDING

Hatch provides access to the roof space. Cupboard houses

the gas central heating condensing combi boiler with additional storage space. Carpeted.

## BEDROOM 1

10'10" x 9'3" (3.32m x 2.83m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored folding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 2

11'3" x 9'10" (3.44m x 3.01m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored folding doors provides shelving/hanging/storage space. Additional cupboard provides further hanging storage space. Coving. Radiator. Carpeted.

## BATHROOM

7'0" x 6'0" (2.15m x 1.83m)

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

## GARDEN

The enclosed front garden is low maintenance laid with paving and a decked area with a sizeable shed providing ample outdoor storage space. The rear garden is again enclosed and low maintenance laid with paving. A unique feature to the garden is the wood fired Swedish hot tub with built-in seating and external step. A fixed BBQ area with log burning stove with wood store is ideal for when entertaining and enjoying time outdoors in the garden. A timber gate to the rear of the garden provides bin access.

## GARDEN ROOM

10'8" x 7'6" (3.26m x 2.31m)

Good-sized multipurpose room with a double-glazed window overlooking the garden. Ideal for use as a home office and business space. Fully lined and double insulated with light and power. Carpeted.

## AGENTS NOTES

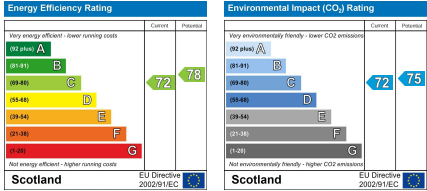
Please note that all room sizes are measured approximately to the widest points.











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