



117 Den Walk, Buckhaven, KY8 1DQ

Offers Over £85,000

SPACIOUS 2 Bedroom GROUND FLOOR Apartment with OFF-STREET PARKING and an extensive rear garden. Situated within walking distance of the Primary / Secondary School with a short drive to Cameron Bridge Train Station for direct links to Edinburgh City Centre, and to Leven for the Fife Coastal Path, High Street, Beach, Golf Courses, and Train Station. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. Workshop / Laundry hut. 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 vestibule with space for storage and a glazed timber door leading into to the main hallway. Radiator. Laminate flooring.

LOUNGE

15'0" x 11'9" (4.58m x 3.60m)

Spacious lounge with a double-glazed window to the front. Alcoves provide display/storage with additional space for entertainment equipment. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

9'8" x 8'3" (2.96m x 2.53m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, eye level oven, microwave and a fridge/freezer. Double-glazed window to the rear. Radiator. Laminate flooring. Double-glazed UPVC door leads to the rear garden.

BEDROOM 1

9'7" x 8'3" (2.93m x 2.53m)

Bright double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space and houses the gas central heating condensing combi boiler. Radiator. Carpeted.

BEDROOM 2

12'4" x 11'1" (3.76m x 3.38m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Fixed shelving provides display/storage space. Radiator. Carpeted.

BATHROOM

8'2" x 4'9" (2.50m x 1.47m)

3-piece suite comprising: W.C, wash hand basin and a bath

with pivot screen and a thermostatic control shower with rainfall shower head above. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring.

GARDEN

To the front of the property is an open garden with areas of lawn and borders containing established shrubs. Paving provides off street parking. The enclosed rear garden is ideal for children and pets, mainly laid to lawn with ample space for children's play equipment. A good-sized area of timber decking provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber workshop / laundry hut.

WORKSHOP

11'3" x 6'4" (3.45m x 1.94m)

A spacious workshop with fixed workbench and shelving/storage space is ideal for any keen DIYer. Provision for light with timber flooring.

LAUNDRY HUT

6'4" x 3'8" (1.94m x 1.12m)

A convenient laundry space with provision for light and power with laminate flooring.

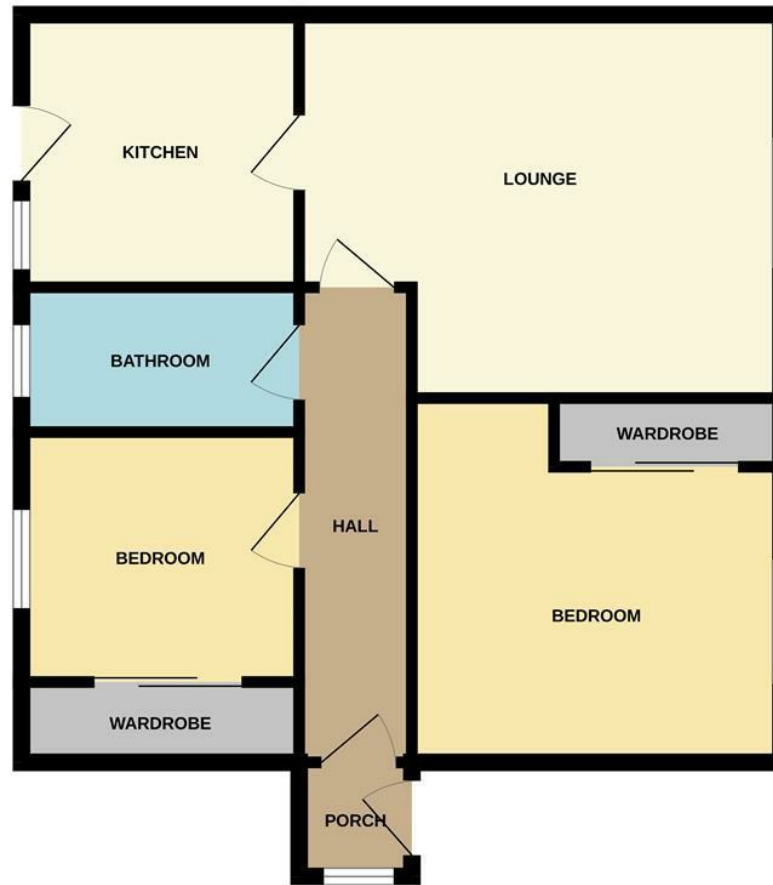
AGENTS NOTES

Please note that all room sizes are measured approximate to 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C	76	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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