



150 Den Walk, Buckhaven, Leven, KY8 1DH

Offers Over £85,000

SPACIOUS 2 Bedroom 2 Reception GROUND FLOOR flat with OFF STREET PARKING, conservatory, rear garden and a workshop. Situated within walking distance of local amenities and Primary / Secondary Schools. Cameron Bridge Train Station provides direct links with Edinburgh City Centre. A short drive to Leven providing all essential amenities on the High Street and Retail Park, with The Fife Coastal Path, Beach and Golf Courses providing excellent recreational spaces nearby. Accommodation: Hall, living room, kitchen, conservatory, 2 double bedrooms and a shower room. DG. GCH. 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 an opaque double-glazed inlet leading into the hallway. Radiator. Laminate flooring.

LIVING ROOM

14'10" x 12'10" (4.54m x 3.93m)

Good-sized living room with 2 double-glazed windows to the front. Electric fire set in a timber surround. Alcove provides display / storage space with a cupboard below. 2 radiators. Laminate flooring. Glazed timber door to the kitchen.

KITCHEN

9'6" x 8'4" (2.92m x 2.55m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, oven, washing machine, dishwasher and a fridge/freezer. Double-glazed window to the rear looking into the conservatory. Vinyl flooring. Doorway to the conservatory.

CONSERVATORY

8'7" x 7'9" (2.62m x 2.37m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Radiator. Laminate flooring.

BEDROOM 1

9'2" x 8'4" (2.81m x 2.56m)

Double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

12'3" x 10'11" (3.74m x 3.33m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space and an additional cupboard houses the gas central heating condensing combi boiler with further storage space above and below. Radiator. Laminate flooring.

SHOWER ROOM

8'3" x 4'9" (2.52m x 1.47m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a multi-jet thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

The front garden is low maintenance laid with paving providing ample off street parking for multiple vehicles. The enclosed rear garden, mainly low maintenance laid with paving and an area of lawn; ideal for garden furniture to relax and enjoy time in the sun. Timber sheds provide outdoor storage space. A timber workshop equipped with light and power provides an excellent space for DIY, storage or convert into a home office space.

AGENTS NOTES

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

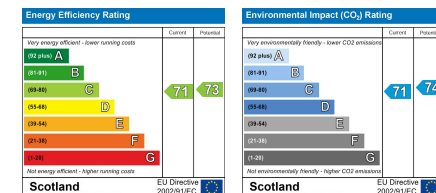




GROUND FLOOR



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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