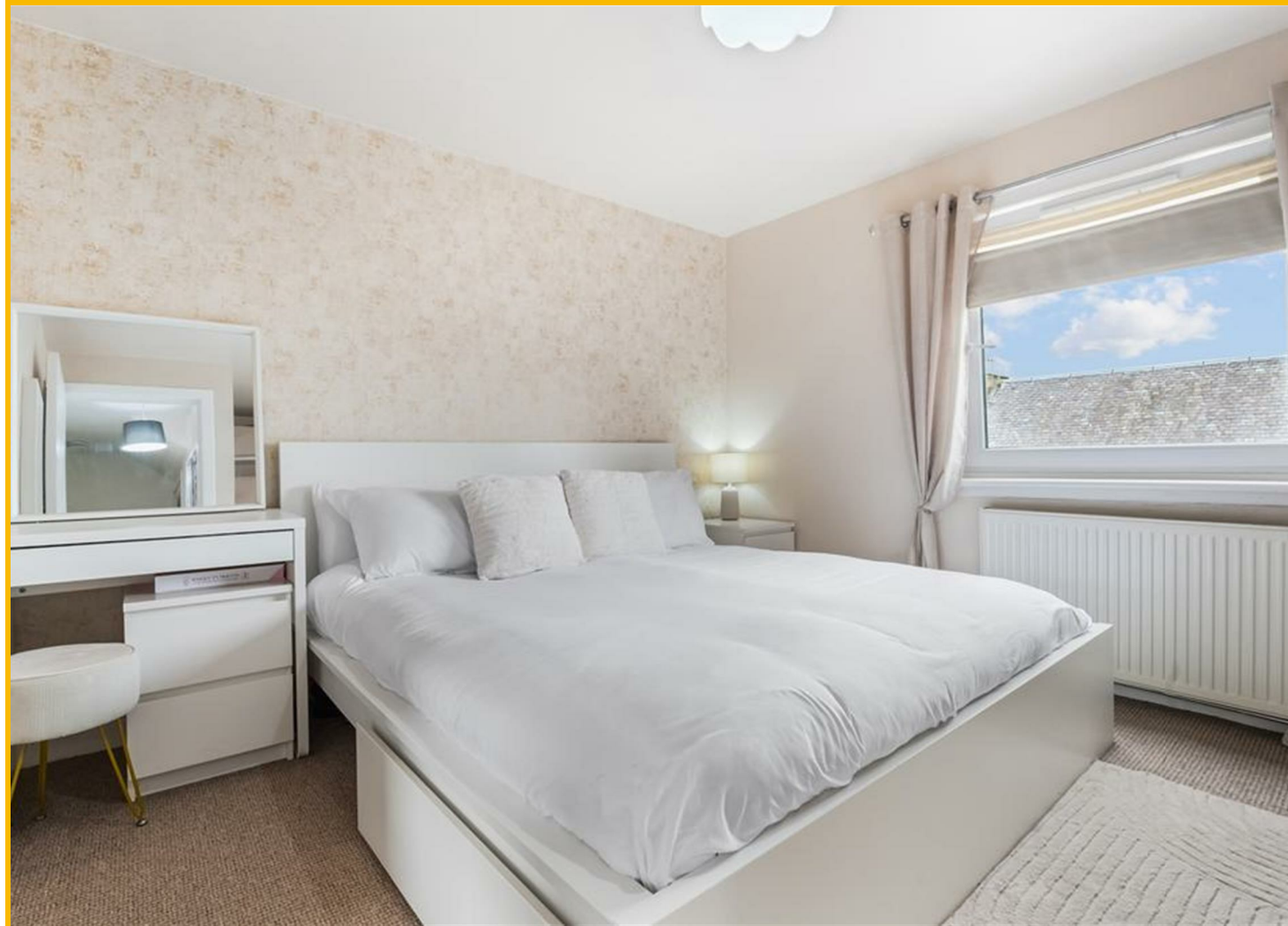




77 Randolph Street, Buckhaven, Leven, KY8 1AT
Offers Over £80,000

SPACIOUS 3 Bedroom Maisonette IN MOVE IN CONDITION with some ORIGINAL FEATURES, with views across the Firth of Forth, a shared garden and potential for off street parking. Situated within walking distance of local amenities including Primary School, and a short drive to Leven with all essential shops on the high street, retail park; access to the Promenade, Fife Coastal Path, Beach and Golf Courses. Cameron Bridge Train Station provides direct links with Edinburgh City Centre. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms, single bedroom and a shower room. DG. GCH. Shared Garden. Potential for 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 window leading into the spacious hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides ample storage space. Radiator. Carpeted.

LOUNGE

12'5" x 10'11" (3.81m x 3.34m)

Good-sized lounge with a double-glazed window to the front. Shelves alcove provides display / storage space with a cupboard below. Vertical radiator. Laminate flooring. Glazed timber double doors lead into the dining kitchen.

DINING KITCHEN

15'3" x 12'0" (4.66m x 3.68m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Space for several freestanding appliances and dining furniture. Alcove houses the gas central heating condensing combi boiler. Coving. Vertical radiator. Vinyl flooring. Additional doorway allowing access from the hall.

BEDROOM 3

9'0" x 6'11" (2.75m x 2.13m)

Good-sized single bedroom currently utilised as a home office with a double-glazed window to the front. Radiator. Carpeted.

SHOWER ROOM

8'4" x 4'5" (2.56m x 1.37m)

3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with a pivot door and a thermostatic control rainfall shower. Fully tiled. Heated towel rail. Vinyl flooring.

UPPER LANDING

Leads to 2 double bedrooms. Cupboard provides storage space. Carpeted.

BEDROOM 1

13'4" x 10'6" (4.07m x 3.22m)

Spacious double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BEDROOM 2

11'11" x 10'7" (3.64m x 3.25m)

Additional double bedroom with 2 double-glazed Velux windows to the rear with a sea view across the Firth of Forth towards Berwick Law and Leith. Cupboard provides storage space and hatches offer eaves storage access.

GARDEN

The property benefits from a shared garden, mainly laid to lawn with a concrete patio, ideal for garden furniture to relax outdoors. The garden has a timber fence and double gate allowing the potential for off street parking.

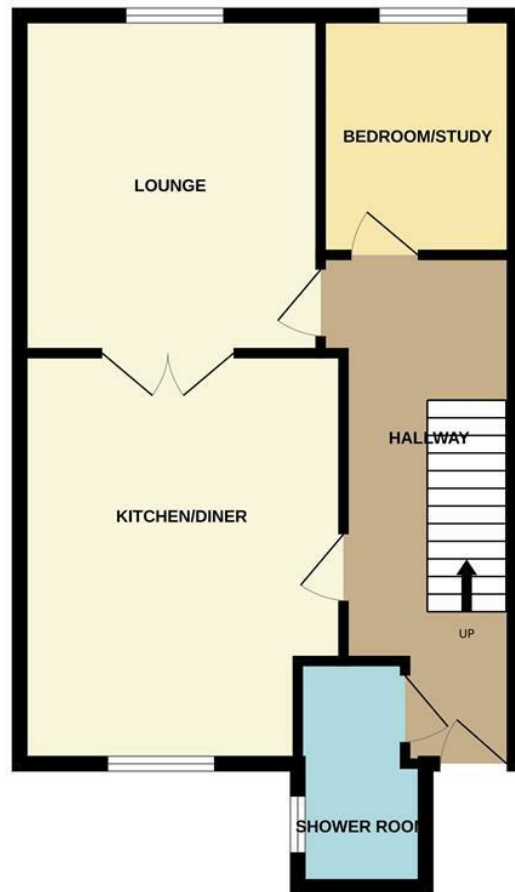
AGENTS NOTES

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





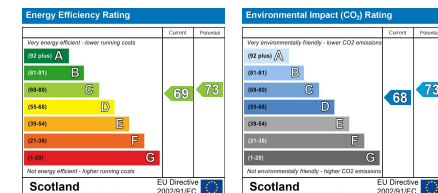
FIRST FLOOR



ATTIC 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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