



60A College Street, Buckhaven, Leven, Fife, KY8 1JY

Offers Over £54,950



Well Presented 2 Bedroom GROUND FLOOR Flat, READY TO MOVE IN located within walking distance of the local Primary / Secondary Schools, amenities and the Fife Coastal Path. Cameron Bridge Train Station is just a short drive away with direct links to Edinburgh City Centre. Accommodation: Hall, open plan lounge kitchen, 2 double bedrooms and a shower room. DG. GCH. Shared garden. PERSONAL PROPERTY TOUR available online.



LOCATION

Nestled on the scenic coast of the Firth of Forth, this property is central in the well-established seaside town of Buckhaven. Residents can enjoy easy access to the stunning Fife Coastal Path and nearby beaches, making it perfect for those who love coastal walks and outdoor leisure. The area boasts a rich industrial history and a welcoming community atmosphere, with local primary schools and daily amenities within comfortable walking distance.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window above leading into the hall. Cupboard provides storage. Radiator. Laminate flooring. A glazed timber door leads into the Lounge/Kitchen.

LOUNGE/KITCHEN

14'0" x 13'5" (4.29m x 4.11m)

Spacious lounge open plan to the kitchen with a double-glazed window to the rear. Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Combi central heating boiler. Decorative fireplace with marble hearth. Radiator. Carpeted. Open doorway to the inner hall.

INNER HALL

Recess provides storage. Radiator. Laminate flooring.

BEDROOM 1

13'6" x 9'4" (4.14m x 2.87m)

Spacious double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

11'8" x 11'5" (3.57m x 3.50m)

Additional double bedroom with a double-glazed window to the front. Radiator. Laminate flooring.

SHOWER ROOM

8'2" x 3'10" (2.49m x 1.18m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with sliding door and electric shower overhead. Double-glazed opaque window to the front. Partially tiled/wet wall. Chrome style towel radiator. Tiled flooring.

GARDEN

There is a communal drying area to the rear which is mainly laid to lawn.

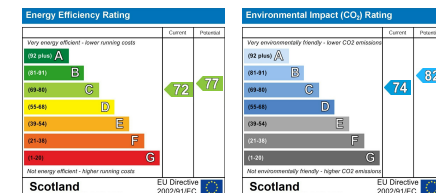
AGENTS NOTES

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





GROUND FLOOR



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.