



8 Sandwell Street, Buckhaven, Leven, KY8 1BY

Offers Over £110,000



SPACIOUS 3 Bedroom Semi-Detached Villa on a SUBSTANTIAL PLOT with the OPPORTUNITY TO ADD VALUE, within walking distance of local amenities including Primary/Secondary education, shops, and health/leisure facilities. Quick access to The Fife Coastal Path and A915 for easy commuting. Ideal for a family. Accommodation: Hall, lounge, kitchen, conservatory, bathroom and 3 double bedrooms. SG. GCH. Gardens. DRIVEWAY. 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 timber balustrade leads to the upper landing. Radiator. Carpeted.

LOUNGE

15'10" x 11'10" (4.85m x 3.63m)

Spacious lounge with sash and case windows to the front and rear. Electric fire set in a timber surround. 2 cupboards provide shelving/storage space and housing for the hot water tank. Radiator. Carpeted.

KITCHEN

11'11" x 8'10" (3.65m x 2.70m)

Good sized kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Wall mounted gas central heating boiler. Sash and case window to the rear. Vinyl flooring. Doorway to the conservatory.

CONSERVATORY

15'5" x 5'10" (4.70m x 1.79m)

Bright Conservatory in need of some attention with wrap around windows to the rear overlooking the garden. Concrete flooring. UPVC door provides access to the rear garden.

BATHROOM

8'2" x 4'5" (2.49m x 1.36m)

3-piece suite comprising: W.C, wash hand basin and bath with electric shower unit. Opaque sash and case window to the side. Fully tiled. Radiator. Vinyl flooring.

UPPER LANDING

Hatch provides access to the roof space with a fixed metal ladder suitable for storage. Sash and case window to the front. Carpeted.

BEDROOM 1

15'10" x 9'9" (4.85m x 2.98m)

Double bedroom with sash and case windows to the front and rear. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 2

13'6" x 8'11" (4.13m x 2.72m)

Additional double bedroom with sash and case window to the rear. Radiator. Carpeted.

BEDROOM 3

9'11" x 7'11" (3.04m x 2.42m)

Further double bedroom with sash and case window to the side. Cupboard provides storage space. Radiator. Carpeted.

GARDEN

Located on a substantial plot the front garden is mainly laid to lawn with a hedgerow and timber fence surround with metal gate and concrete path. A paved driveway with metal double gates could provide off street parking for several vehicles. A timber gate to the side provides access to the rear garden. The rear garden is low maintenance laid with paving stones and has a timber shed providing outdoor storage space.

AGENTS NOTES

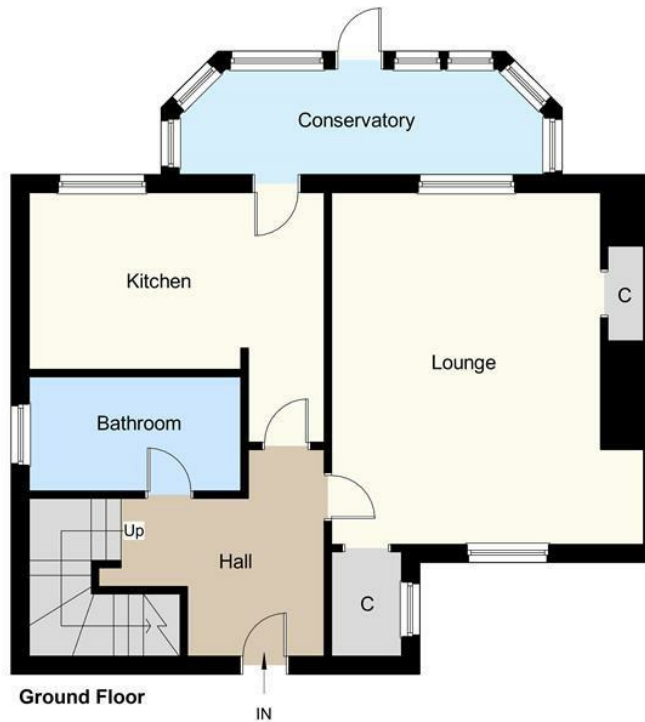
Please note that all room sizes are measured approximate to widest points.



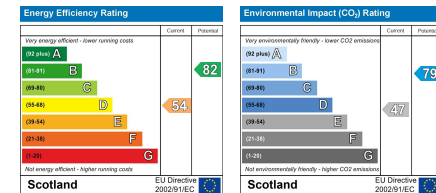




First Floor



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.