

212 Wellesley Road

LEVEN, FIFE, KY8 3BW



*EXCELLENT FIRST TIME PURCHASE OR
BUY-TO-LET INVESTMENT*



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212 Wellesley Road is a well-presented villa in good condition. This delightful villa with neutral décor throughout, this spacious first-floor double upper apartment is situated within walking distance of Leven town centre. This a fantastic opportunity for a couple, a small family or an investment purchaser.

The accommodation briefly comprises a spacious and bright lounge and dining area with a large window filling the room with natural light. Access is gained from here into the modern kitchen with a good range of floor and wall-mounted units. To the front of the property, you will discover a large double bedroom and a wonderful three-piece family bathroom with an overhead shower. The attic offers space for additional living with a bright Velux window.

In addition, the property has gas central heating, double-glazing. Two parking spaces are allocated to the property, one in front of the downstairs window, and the other in front of the stairs. There is a low-maintenance garden area located to the rear of the property.





The Kitchen





The Bedroom

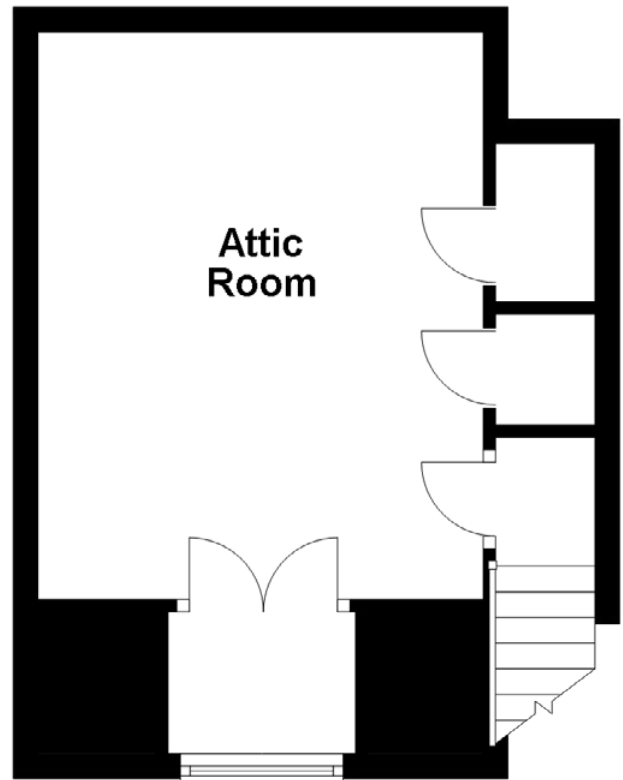
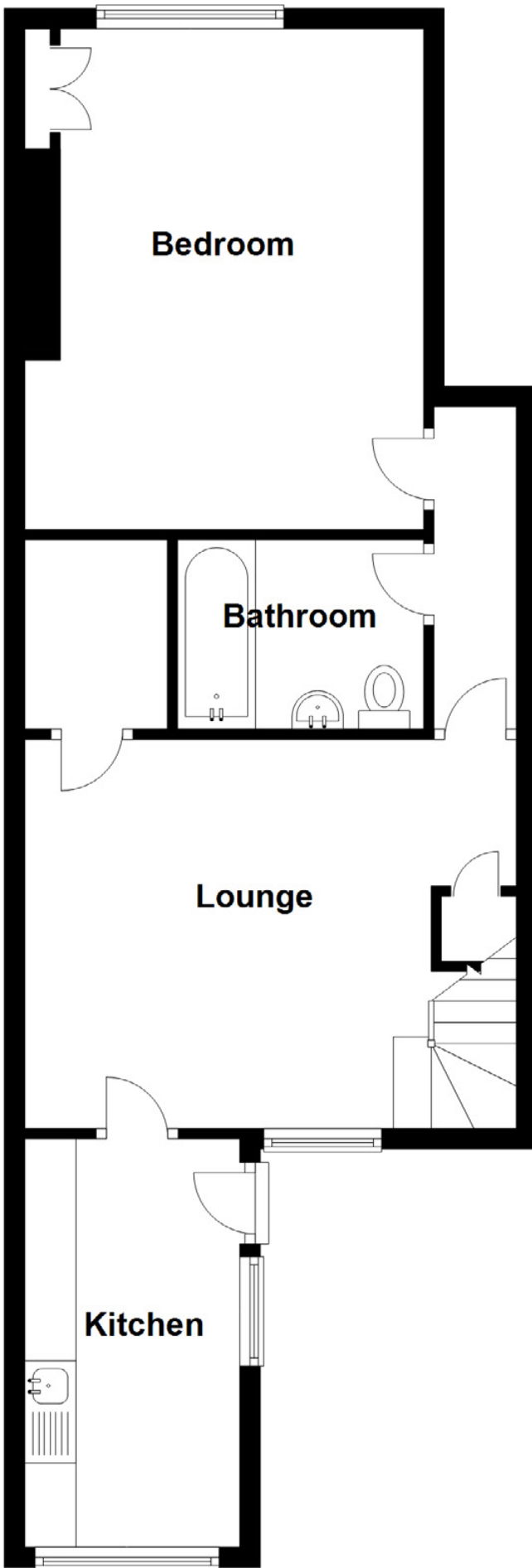






Attic Room





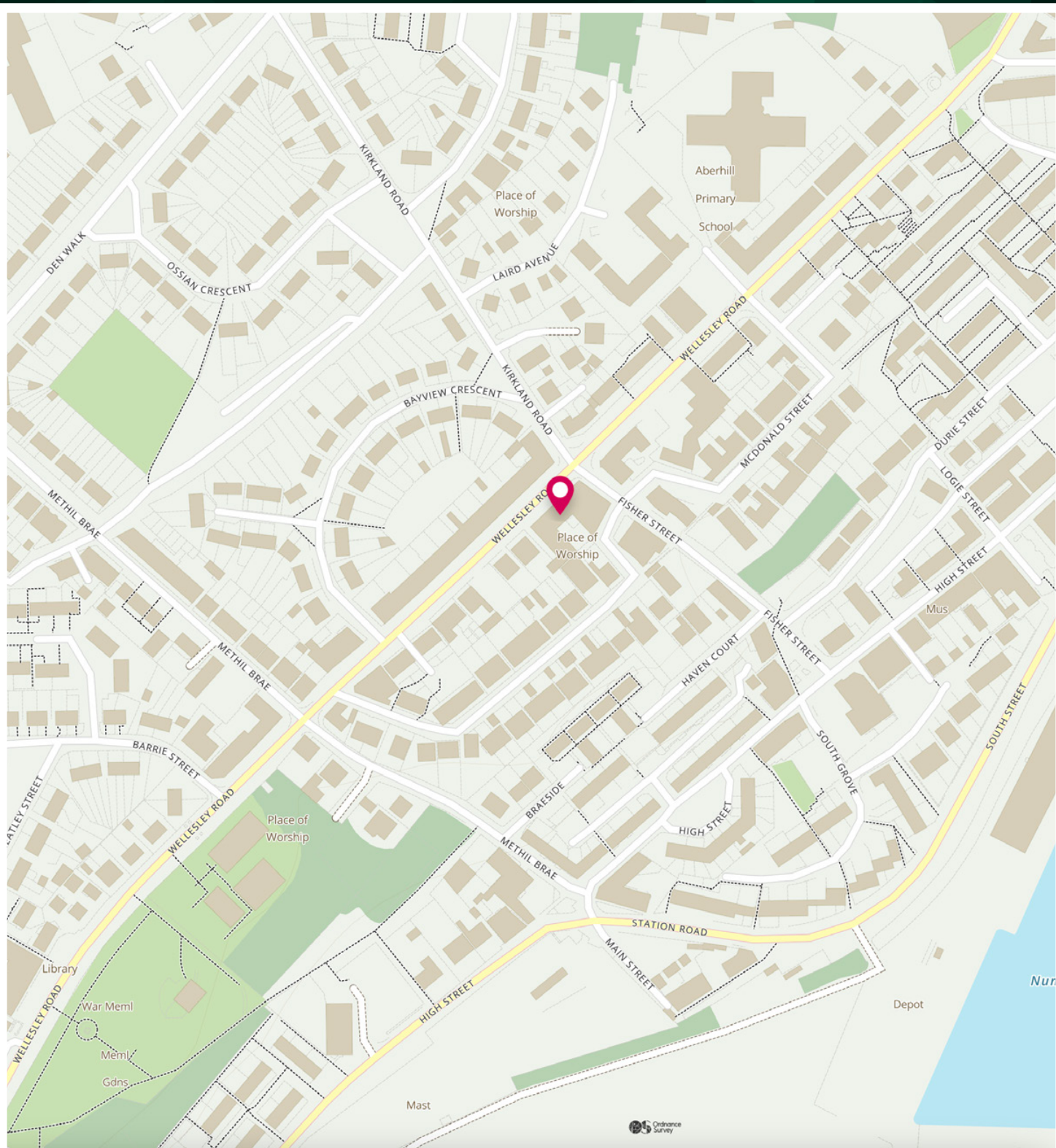
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 2.10m (6'11")
Bedroom	4.90m (16'1") x 3.90m (12'9")
Bathroom	2.40m (7'11") x 1.85m (6'1")
Attic Room	4.60m (15'1") x 3.60m (11'10")

Gross internal floor area (m²): 79m²

EPC Rating: E





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