88 Linnwood Drive
Leven

Offers Over £79,950

FT & DC WALLACE

FORTH HOUSE, FORTH STREET, LEVEN, FIFE KY8 4PW tel: 01333-423804 fax: 01333-428360 DX: 560873 LEVEN
e-mail: email@ft-dc-wallace.co.uk web site: www.ft-dc-wallace.co.uk
partners: David M. Ritchie LLB (hons) D. Gordon Wood LLB (hons)
General Description

Spacious, end terraced two bedroom extended property with off street parking in an established residential area of Leven. The property would benefit from some upgrading and has DG throughout and gas central heating. Close to local shops and amenities.

Leven is a thriving seaside town located between the East Neuk and Kirkcaldy and Glenrothes. Leven has good shopping facilities with a retail park, supermarket and high street shops. There is a bus station and train links can be found nearby in Markinch and Kirkcaldy. Leven also has a swimming pool and leisure centre, cinema, two golf courses, parks as well as the beach and promenade. Historic St Andrews and the coastal villages are all within easy reach.

The property is accessed via timber and glazed exterior door into the hall with access to the staircase, lounge and kitchen.

Lounge 5.82m x 3.27m (19'1" x 10'9")
Good sized lounge with window formation to the front of the property. Wood panelling on walls. Electric fire. Double sliding doors and step leading to sun room. Fitted carpet. Radiators.

Dining Room 4.47m x 3.21m (14'8" x 10'6")
Timber extension providing versatile space as a dining room, office or further lounge area. Door to kitchen and door to rear garden. Fitted carpets. Radiator.

Kitchen 4.05m x 2.32m (13'3" x 7'7")
Galley style kitchen with fitted white units at high and low level with marble effect melamine worktops. Integrated electric oven. Stainless steel 1.5 sink and drainer with chrome mixer tap. Fridge-freezer. Window to side of property. Timber door to hall and glazed door to extension. Carpet. Radiator.

The carpeted stairs lead to the upper landing and access to the bathroom and bedrooms.

Bathroom 1.96m x 1.80m (6'5" x 5'11")
White, three piece bathroom suite consisting of w.c., wash hand basin and bath with Triton electric shower fitting and timber bath panel. Shower curtain. Sliding door with towel rail attached. Wall mounted cabinet. Window to ear of property. Carpet. Radiator.

Bedroom 1 3.72m x 2.86m (12'4" x 9'6")
Spacious double room with window formation to the front of the property. Full width wardrobe with sliding doors. Double door storage, housing central heating boiler. Carpet. Radiator.

Bedroom 2 3.1m x 2.84m (10'10" x 9'4")
Double bedroom with window to rear of property. Carpet. Radiator.

Exterior

Easily maintained ground to the front of the property consisting of monoblock drive with parking for two cars and an area of grey chips. To the side of the property is a decorative wall with timber gate leading to the rear garden with it’s patio area, red chips, rotary drier and shed. A further gate leads out to the timber garage which sits on local authority ground, but is included in the sale.

Extras

The lightfittings, curtains, blinds, carpets and fixed floorcoverings throughout are included in the sale together with the oven in the kitchen, the timber shed in the rear garden and the timber garage.

Council Tax – Band “A” for the year 2018-19.

Viewing

Please contact F T & D C Wallace to arrange a viewing appointment. Telephone 01333 423804.