55 Beech Park
Leven

Offers Over £ 154,950
This semi-detached, two bedroom property is located in the highly desirable area of Beech Park in Leven. In good condition throughout (although a little dated), the house has well-maintained garden ground to the front, side and rear, gated drive and a timber garage. DG and up to date electric central heating system.

Leven is a busy town on the east coast of Fife with a variety of amenities. Various shops and supermarkets along with schools and nurseries are located in the town. The leisure centre with swimming pool, two 18-hole golf courses, public parks as well as the beach and promenade, cinema and a variety of restaurants. Bus travel is abundant and rail travel can be found in Markinch and Kirkcaldy.

The front door leads into the vestibule. A glazed door leads into the spacious hall which in turn offers access to all other rooms.

**Hall – 3.34m x 2m (10'11" x 6'7")** The hall is carpeted and has two full height cupboards and a radiator. The access hatch for the attic (with ramsay ladder) is located here. The attic is carpeted and has electric plug points and lighting. There is a large, fitted wardrobe in the attic as well as a window to the side of the property, providing natural daylight.

**Lounge – 4m x 4m (13'1" x 13'1")** Good sized lounge with picture window to the front of the property. Ceiling coving. Glazed tile fireplace with timber mantelpiece and electric fire. Fitted carpet. Radiator.

**Bathroom – 1.98m x 1.67m (6'6" x 5'6")** Fully tiled walls in marble effect tiles with contrasting border tiles. Three piece bathroom suite consisting of wash hand basin, w.c. and bath. Privacy window to rear of property. Carpet.

**Bedroom 1 – 3.59m x 3.40m (11'9" x 11'2")** Situated to the front of the property this double bedroom has a window to the front and a timber, fitted wardrobe. Neutral toned fitted carpet. Radiator.

**Bedroom 2 – 3.40m x 3.14m (11'2" x 10'4")** Double bedroom with window to rear. Bright room with fitted, neutral carpet. Radiator.

**Kitchen – 4m x 2.56m (13'1" x 8'5")** Located to the rear of the property with window and door to the rear, the kitchen is fitted with oak-effect base, wall units and drawers with chrome handles and a marble effect worktop. Under-counter freezer, fridge and washing machine. Pvc 1.5 sink and drainer with chrome mixer tap. Eye level electric oven. Ceramic hob. Radiator. Vinyl fitted flooring. Radiator.

**Exterior** The front garden consists of lawn with a flower border and slabs forming path to front door. The drive is laid to red chips and slabs and provides a generous amount of parking in front of the garage. Timber fencing and gate lead into the rear garden area which consists of a lawn with metal wash poles, flower borders and a large area turned over in preparation for a vegetable plot.

**Extras** The carpets, curtains, blinds and light fittings are included in the sale, along with the washing machine, fridge, freezer, oven and hob in the kitchen and the garage are also included in the sale.

**Council Tax** Band “D” for the year 2019–2020.

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

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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.

2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.

3. The vendors are not bound to accept the highest or any other offer.