

## 32 Earl Haig Avenue Leven

FT & DC  
WALLACE

Offers Over £84,950



Located in a popular residential area of Leven, this two bedroom end of terrace property (in a cul-de-sac) provides an ideal opportunity to add your own stamp and style throughout (plenty of room to extend too - with Local Authority approval). Garden ground to the front, side and rear, there's potential to upgrade the outside space too. The property benefits from DG and GCH.

Leven has many shops, supermarkets, restaurants, bars, cinema, library, Leisure Centre, beach, golf courses and various amenities lie close to town centre which can be easily reached by foot, car or public transport. The Bus Station at the Shorehead offers travel to a wide array of places near and far, whilst train stations are located in nearby Kirkcaldy and Markinch.

The front door of the property leads into the bright hall which in turn offers access to the lounge and stairs to the upper accommodation.

**Lounge 4.54m x 3.80m**

Good sized lounge situated to the front of the property with large front window. Glazed paned doors lead from both the hall and from the lounge to the kitchen. Wall mounted electric fire. Brick and timber TV stand. Storage cupboard. Radiators. Fitted carpet.

**Kitchen 5.21m x 2.59m**

Oak wall and base units with black granite effect worktop. Stainless steel 1.5 sink and drainer. Chrome mixer tap. Window to rear. Ceramic tiled splashback. Dining area with further base and wall unit. Small window to side of property. Walk-in storage cupboard housing gas central heating boiler. Sliding patio doors leading out to rear garden area. Radiator.



Carpeted stairs lead to upper accommodation. Window at turn of stairs. The landing leads off into the bathroom and bedrooms.

**Bedroom 1 4.57m (at widest) x 3.01m**

Big double room situated to the front of the property. Double cupboard. Fitted carpet. Radiator.

**Bedroom 2 3.95m x 2.67m**

Double room situated to the rear of the property. Radiator. Fitted carpet.

**Bathroom 2.05m x 1.62m**

Grey bathroom suite consisting of w.c., wash hand basin and bath with shower attachment and glass shower screen. Window to rear. Walls tiled throughout. Pine clad ceiling.

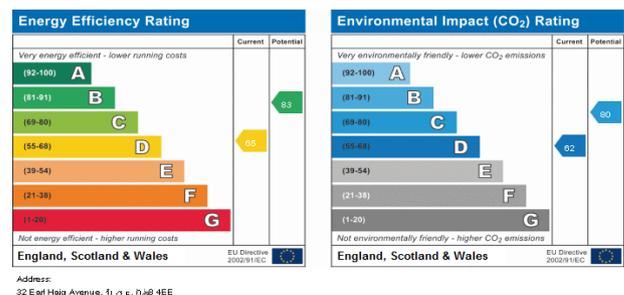
**Exterior**

The outside areas have lots of potential. A path leads to the front door and round the side of the property to the rear garden. The front garden is laid mainly to red chipped sections with some shrubs. The chipped area carries on around the side to a large paved-block patio area. The rest of the generously proportioned back garden is laid to a mixture of hard landscaping, providing a low maintenance option. There is an old shed in the rear garden.

**Extras**

The carpets, lightfittings, curtains and blinds throughout are included in the sale together with the cooker, fridge, freezer in the kitchen and the timber shed in the garden.

**Council Tax - Band "B" for the year 2022-2023.**



**Viewing**

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

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.