

FT & DC
WALLACE

3 Balmoral Place Leven

Offers Over £124,950



Leven is a coastal town with a fantastic beach. It is well served with many amenities including schools, nurseries, leisure centre with swimming pool, shops, supermarkets, cinema, restaurants and a bus station to name a few. Rail links are available from nearby Markinch (6 miles away) and Kirkcaldy stations (10 miles away). Leven has for some time been a popular option for commuters. This will be made easier in the near future when Leven will have it's own train service. The East Neuk villages and St Andrews are all within easy reach. There are many golf courses in the area, both 9-hole and 18-hole.

Located in a desirable area close to shops and other amenities the property requires a degree of upgrading and provides a great opportunity for those who like to mark their own stamp on a property and perhaps add to existing footprint (with the appropriate local authority consents).

A wrought iron gate leads from the street into the front garden and to the front door and from there into the vestibule which in turn, leads into the hall. The hall provides access to the bedrooms, bathroom and lounge. Storage cupboard. Access to the attic hatch is gained from the hall.

Lounge/Dining room **4.03m x 3.578m**
Gas fire with timber surround. Door to kitchen. Window to porch. Radiator.

Kitchen **3.71m x 2.687m**
Double aspect kitchen with fixed wall and base units. Stainless steel sink and drainer. Access to glazed porch which leads to rear garden.

Bedroom 1/Lounge **4.19m x 3.98m**
Large double bedroom or formal lounge. Big window formation to front of house. Original cornicing, picture rail and door architraving, Gas fire. Recessed shelving with cupboard below. Radiator.

Bedroom 2 **3.20m x 3.02m**
Double bedroom located to the rear of the property. Original coving and picture rail. Recessed shelved press. Radiator.

Bedroom 3 **2.77m x 2.40m**
Single bedroom to front of property. Large cupboard. Original coving and picture rail. Radiator.

Shower Room **2.58m x 2.27m (at widest)**
Good sized room consisting of wash hand basin, w.c. and double shower cubicle. Partly tiled and partly wet wall. Radiator.

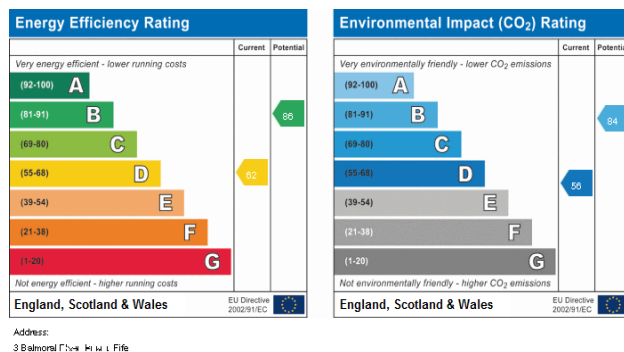
Exterior

The front garden area is paved for easy maintenance. The rear garden can be accessed via the shared drive and consists of enclosed grass area with timber shed and brick-built garage with roller door.

Extras

The lightfittings throughout and the washing machine in the kitchen together with the timber shed in the garden are included in the sale.

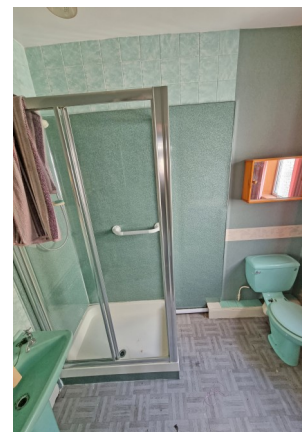
Energy Performance Rating



Council Tax - Band "D" for the year 2023-2024.

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.