

# 26 Earl Haig Avenue Leven

FT & DC  
WALLACE

## Offers Over £99,950



Leven is a coastal town with many amenities within walking distance of the property. Nurseries and schools, Health Centre, a variety of shops, supermarkets, restaurants, public parks, beach and golf courses, leisure centre with swimming pool and of course the amazing beach are all within easy reach of the property. There are many community halls and activities for all ages in the area too. Leven is well served with bus links with a Bus Station at the Shorehead. Train stations in Markinch and Kirkcaldy provide great rail links and Leven now has it's own train station, making it a good option for commuters.

This is a two bedroom end-terraced property with large wraparound garden located in a popular residential area of Leven. There is scope to further develop the property and grounds (with the appropriate consents). The property benefits from double glazing and gas central heating.

The property is accessed via upvc French doors into a small vestibule area leading to the downstairs hall. Access to the lounge and the stairs is provided from here. Window to the side provides more light to the hall.

**Lounge** **4.38m x 3.81m**  
 Glazed panel door from hall into lounge. Windows to front of property. Gas fire positioned on timber hearth. Access to kitchen. Oak effect laminate flooring. Radiator.

**Kitchen** **5.20m x 2.52m**  
 Good sized kitchen with fitted base and wall units with drawers with granite effect worktop. Stainless steel 1.5 sink, drainer and mixer tap. Washing machine, dishwasher, under-counter fridge and separate freezer. Breakfasting/dining area. Cupboard providing plenty of storage Vinyl flooring. Windows to rear and side of property. UPVC door to the rear, leading onto decking in the garden.



Stairs with handrail lead to the carpeted upper landing. Access to bedrooms, bathroom and ceiling hatch to the insulated attic. Window to side at turn in stairs.

**Bathroom** **2.07m x 1.83m**  
 Located to the rear of the property and consisting of bath, w.c. and vanity sink with fitted storage. Ceramic wall tiling in bath area. Window to rear. Vinyl flooring. Radiator.

**Bedroom 1** **4.02m x 3.03m**  
 Generously sized double bedroom with windows to front of property. Double wardrobe with sliding mirror doors. Oak effect laminate flooring. Radiator.

**Bedroom 2** **3.95m x 3.03m**  
 Bright double bedroom to the rear of the property. Shelved cupboard. Laminate flooring. Radiator.

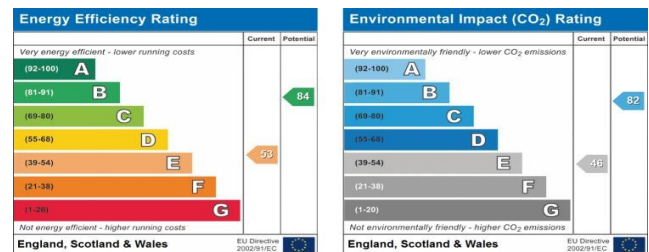
## Exterior

The garden ground to the front of the house is mainly laid to red chips, with a gate to the side bringing you onto a path which wraps round the property. To the side of the property is a chipped area and a newly laid patio. To the rear is the large, low-level decking leading on to a patio area and chipped area with rotary drier. The rearmost section is laid to grass and mature shrubs. Timber shed (included in sale). This property is definitely not short of areas to enjoy the outdoors.

## Extras

The carpets, curtains and blinds are included in the sale together with the washing machine, dishwasher, fridge and freezer, oven, hob and extractor. The timber shed in the garden is also included in the sale. A timber garage belonging to the property is located on rented Council ground. This rental can be transferred to a new purchaser, if desired.

## Energy Performance Rating



**Council Tax - Band "B" for 2025.**

## 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.