

## **LEVEN**

### **64 GLADSTONE STREET**



**PRICE:** OFFERS OVER £63,000

**PRESENT COUNCIL  
TAX BAND:** BAND A

**VIEWING:** CONTACT FIFE PROPERTIES (01333) 423377

**FEATURES:** THIS 3 APARTMENT FLAT IS LOCATED IN A POPULAR AREA AND WOULD SUIT EITHER A FIRST TIME PURCHASER OR A BUY TO LET INVESTOR. THE ACCOMMODATION COMPRISES: ENTRANCE HALL, KITCHEN, TWO GOOD SIZED BEDROOMS, SHOWER ROOM AND LIVINGROOM. GAS CENTRAL HEATING. SMALL GARDEN TO REAR.

**HOME REPORT:** [www.packdetails.com](http://www.packdetails.com) Quoting HP169039 and KY8 4QG

**PARTICULARS:**

External stairway from rear leads up to Hardwood Front Door which opens into:

**Entrance Hallway**

Glazed door to Kitchen and Glazed door to Main Hall.

**Kitchen (to left) - 9'0" x 9'7"**

Fitted with wall and base units and inset sink. The Fridge, Freezer, Washing Machine, Microwave and items of crockery and cutlery are included in the sale.

**Main Hallway**

Large walk in cupboard with 2 louvre doors. Access hatch to Attic Space.

**Bedroom 1(to right)- 11'10" x 9'6"**

Double sized room with window to rear.

**Bedroom 2(to left) - 12'4" x 10'11"**

Double sized room with window to rear. Full length fitted wardrobe with 4 Mirror Doors and ample hanging space and shelving.

**Shower Room - 10'6" x 4'0"**

Toilet, wash hand basin and shower cubicle with mains shower. Extraction system.

**Livingroom - 12'9" x 12'7"**

Window to front of property. Large walk in storage cupboard and shelved press with 2 louvre doors. Baxi Bermuda Gas Fire with central heating back boiler.

**HEATING:**

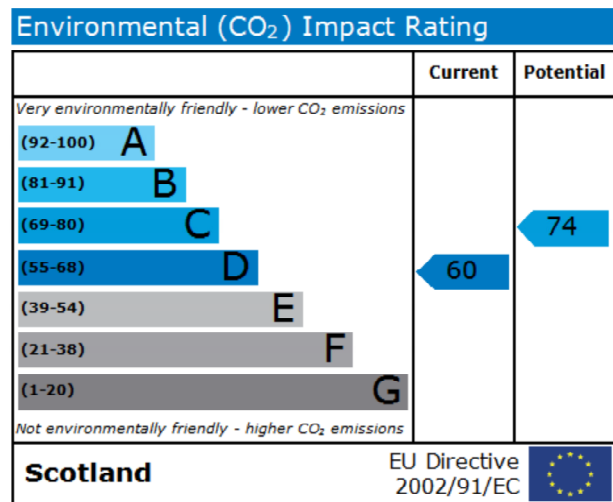
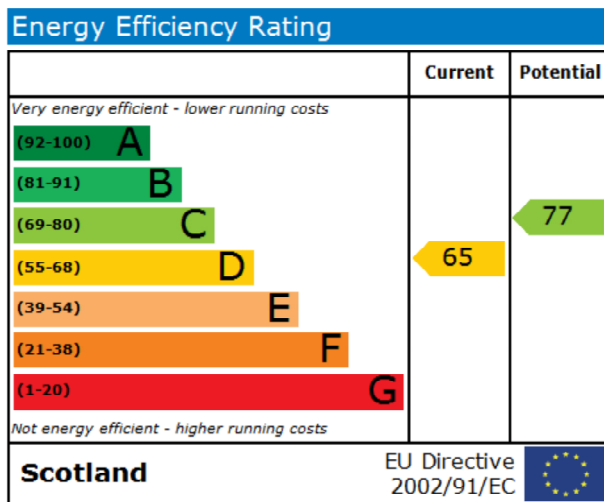
Gas Back Boiler System to panel radiators serviced Hardwood single glazed replacement windows except Bedroom 2 which has a sealed unit double glazed window.

**EXTRAS:**

All floor coverings. Fridge, Freezer, Washing Machine, Microwave plus Crockery and Cutlery.

**GARDEN**

Small garden at rear of property.



Whilst every care has been taken in the preparation of these details we cannot guarantee their accuracy and it is not intended to nor will they form part of any contract. All measurements are taken with a sonic tape. The heating system was not tested by the Selling Agents although we understand it has been serviced annually.

# **FIFE PROPERTIES**

## **THE COMPLETE MOVING PACKAGE**

### **MORTGAGES**

WE CAN ADVISE ON ALL TYPES OF MORTGAGES UP TO 100% AND TO INCLUDE EXTRA FUNDING FOR SOLICITORS AND SURVEY FEES IF NECESSARY. WE ARE INDEPENDENT MORTGAGE ADVISERS AND HAVE ACCESS TO FUNDS FROM ALL MAJOR LENDERS. YOU DO NOT HAVE TO BE INTERESTED IN ONE OF OUR PROPERTIES FOR SALE TO ASK FOR FREE MORTGAGE ADVICE. WE GUARANTEE TO FIND YOU THE BEST MORTGAGE PRODUCT TO MATCH YOUR REQUIREMENTS USING OUR COMPUTERISED QUOTING SYSTEM.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **HOUSE SALES SERVICE**

WE HOPE THAT YOU FIND THE PROPERTY OF INTEREST. IF SO, YOU MAY NEED RELIABLE ADVICE ON THE MARKETING OF YOUR EXISTING HOME. WE ARE HAPPY TO PROVIDE THIS AS PART OF OUR FREE PRE-SALES ADVICE SERVICE, WHICH INCLUDES A FREE VALUATION OF YOUR EXISTING PROPERTY, THE PROVISION OF A MARKETING PLAN AND A COMPREHENSIVE BREAKDOWN OF ALL FEES AND OUTLAYS INCLUDING SOLICITORS CHARGES.

### **FOLDER FOR HOUSE PARTICULARS**

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