

LEVEN

BEACHMOUNT, THE PROMENADE



PRICE: OFFERS OVER £210,000

VIEWING: CONTACT FIFE PROPERTIES (01333) 423377

**PRESENT COUNCIL
TAX BAND:** BAND E

FEATURES: ENJOYING SOUTHERLY VIEWS OVER LARGO BAY AND THE FIRTH OF FORTH THIS IS A SEMI DETACHED 6 APARTMENT TWO STOREY VILLA VERY ADJACENT TO THE BEACH BUT ONLY A FEW MINUTES WALK FROM THE TOWN CENTRE. THE ACCOMMODATION COMPRISES: ON THE GROUND FLOOR - ENTRANCE PORCH, HALLWAY, LARGE LIVINGROOM , DOUBLE BEDROOM, FITTED KITCHEN, UTILITY ROOM AND W.C. ON THE FIRST FLOOR THERE A 3 LARGE BEDROOMS ONE ENSUITE, A LOUNGE WITH MAGNIFICENT VIEWS AND THE MAIN BATHROOM. GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS. GARDENS TO FRONT AND REAR PLUS SINGLE CAR GARAGE.

HOME REPORT: WWW.PACKDETAILS.COM - REF - HP179156
POSTCODE - KY8 4PJ

PARTICULARS:

Entrance Porch: - 10'3" x 6'0"

Hardwood external door and laminate Flooring. Double glazed windows. Original external door opens into a spacious

Entrance Hallway

Laminate flooring. Stairway to first floor with under stair cupboard and 2 further full length shelved storage cupboards.

Livingroom - 19'6" x 17'6"



Bay window enjoying good southerly views and a further small window to the side makes this a bright room. Antique style fireplace with gas fire. Cornice and sanded floor.

Bedroom 1 - 11'8" x 12'10"

Double sized room with window to rear. Full length wall press with shelves. Dado rail and Cornice.

Dining Kitchen - 19'5" x 14'1"



Fitted with base units and inset sink and work surfaces. Gas hob and electric oven. Tiled floor. Window to rear.

Back Hall

Small Entrance Hallway from back door.

W C Apartment

Off back hall comprising Toilet and wash hand basin.

Laundry Room

Beyond back hall. Fitted with sink unit and plumbing for automatic washing machine. Space for drier.

Garage - 20'1" x 10'6"



Brick built single car garage with internal door from laundry. Wall mounted gas combination central heating boiler and hot water storage tank. Electrically operated garage entrance door.

First Floor

Wide stairway from ground floor leads to an upper hallway with the following apartments off it:

Bedroom 2 - 15'7" x 12'4"

Double sized room with two south facing windows affording excellent southerly views. Cornice.

Lounge - 20'0" x 12'10"



Spectacular views from large bay window. Sanded floor. Cornice.

Bathroom / Shower Room - 8'1" X 6'5"

Toilet, wash hand basin and mains shower. Fully tiled.

Bedroom 3 - 13'1" x 13'4"

Double size room with window to rear. Cornice.

Ensuite

Off bedroom 3 comprising toilet, wash hand basin and electric shower with extraction.

Bedroom 4 - 12'5" x 12'10"

Double sized room with window to rear. Full length shelved wall press. Cornice. Sanded floor.

HEATING:

Gas Combi Boiler System to panel radiators augmented by sealed unit double glazed replacement windows.

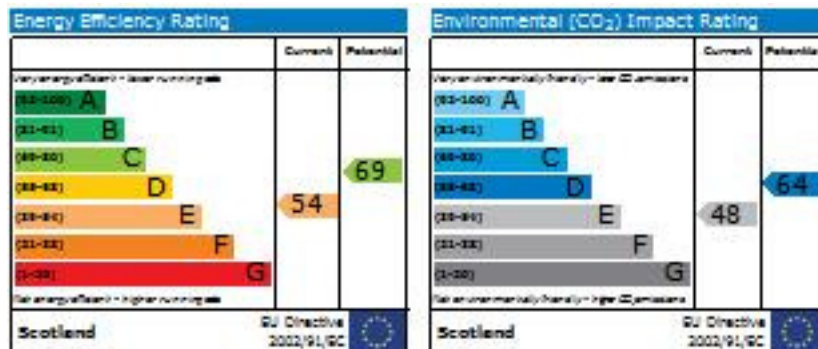
EXTRAS:

All fitted floor coverings and curtains.

EXTERNAL:

To the front there is a lawn and landscaped garden with a pathway leading down to the Promenade.

At the rear there is a chipped area beyond the back door down the side of the single garage which opens into a mutual driveway.



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 has not been tested by the Selling Agents.

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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