



Thorntons 



20 Kirkside Court,  
Leven KY8 4UE

Lovely spacious, centrally located two bedroom ground floor flat.

20 Kirkside Court, Leven is within walking distance of all Leven's amenities including high street shopping, major supermarkets, banks, church and bus station with routes onto Kirkcaldy, Glenrothes and beyond.

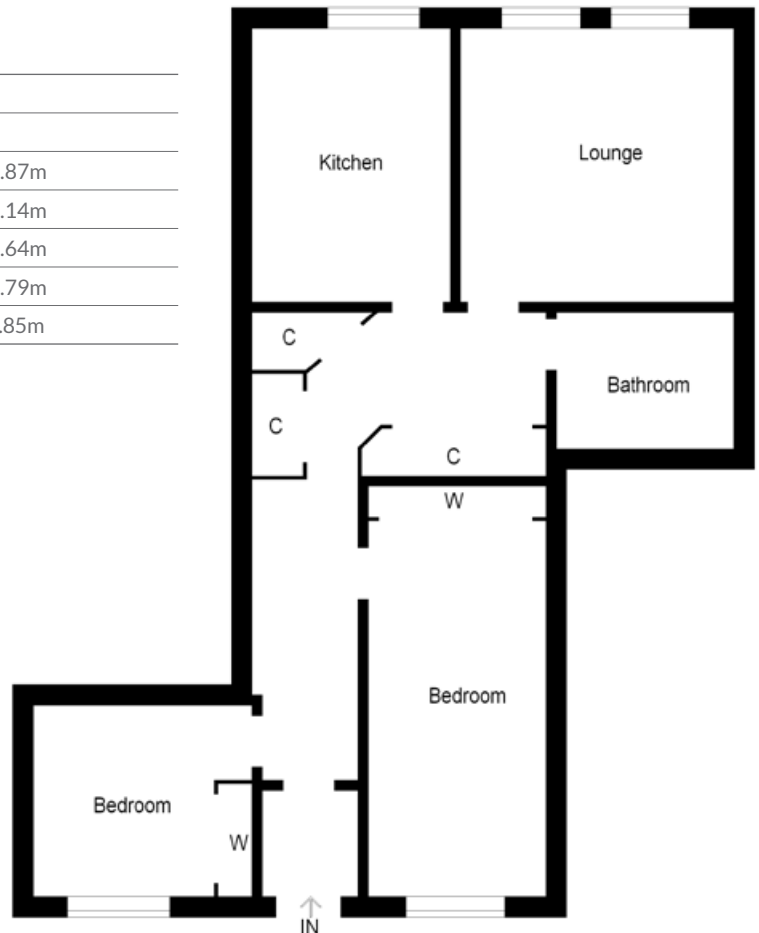
The accommodation is accessed to the rear of this development and comprises entrance vestibule, hall, sitting room, kitchen, two double bedrooms and bathroom. This property has high ceilings and large windows allowing plenty of natural light into the flat. To the rear of the development is the residents car park and bin store.

No. 20 also benefits from double glazing and gas central heating.

## 20 Kirkside Court, Leven KY8 4UE

### Room Dimensions

Entrance Vestibule		
Hallway		
Sitting Room	13'0" x 12'8"	3.97m x 3.87m
Kitchen	12'9" x 7'0"	3.89m x 2.14m
Bedroom 1	12'2" x 8'8"	3.72m x 2.64m
Bedroom 2	10'7" x 9'2"	3.24m x 2.79m
Bathroom	7'4" x 6'10"	2.25m x 1.85m



## Location

Leven is a popular small seaside town with high street shopping, swimming pool, golf courses, bowling clubs and churches. The area is known for its access to walks, has a championship golf course and is an excellent commuter base. There are local playgroups, nursery and primary schools. Secondary schooling is available at Buckhaven and Methil.

In detail the accommodation comprises:

## Entrance Vestibule

Light fitting. Carpet floor covering. Door to hallway.

## Hallway

Low level cupboard housing the fuse box and electricity meter. Shelved storage cupboard. Walk-in storage cupboard with coat hooks and shelving. Large walk-in double cupboard with shelving storage. Radiator. Two ceiling light fittings. Carpet floor covering. Doors to all accommodation.

## Sitting Room

Two window to front. Cornice. Radiator. Ceiling light fitting. Carpet floor covering.

## Kitchen

Window to front. Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. Stainless steel sink. Space and plumbing for washing machine, tumble dryer, free standing electric cooker and fridge. 'Potterton Puma' central heating boiler. Radiator. Ceiling light fitting. Vinyl flooring.

## Bedroom 1

Window to rear. Fitted wardrobe with mirror sliding doors. Radiator. Ceiling light fitting. Carpet floor covering.

## Bedroom 2

Window to rear. Fitted wardrobe with mirror sliding doors. Radiator. Ceiling light fitting. Carpet floor covering.

## Bathroom

WC, pedestal wash hand basin and bath. Tiled to dado height. Wall mounted bathroom cabinet. Extractor fan. Radiator. Light fitting. Carpet floor covering.

## Exterior

Ramp leading to front entrance door. Bin store. Residents' parking.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. White goods

## Other Information

Double glazing and gas central heating. Kingdom Housing factor this development – factor fee to be confirmed.

## Council Tax Band "A"

## EPC Rating "C"

## Directions

Kirside Court is located off Victoria Road, From Scoonie Road, turn onto Victoria Road, turn left onto Waggon Road and Kirside court is on your left hand side. A For Sale Board will be in evidence.



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# Thorntons

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[thorntons-property.co.uk](http://thorntons-property.co.uk)



1 Public



Residents  
Parking



2 Bed



EPC Rating



1 Bath

Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.