

FT & DC
WALLACE

Strathmore
Carberry Road
Leven

Offers Over £250,000



Located in the seaside town of Leven, this is a handsome and substantial semi detached family home. It would benefit from refreshing throughout, but offers a lot of potential and spacious but manageable accommodation close to amenities. The property benefits from double glazing throughout and gas central heating.

Leven has many amenities including shops, supermarkets, retail park, golf courses, parks, leisure centre with swimming pool, cinema, bars, restaurants, beach and promenade. There are a number of local pre and primary schools with secondary schooling available at Levenmouth Academy (Methil) or Waid Academy (Anstruther). Leven lends itself to being a popular commuter location. The bus station provides a range of transport links. Train travel can be found at nearby Markinch and Kirkcaldy (main line) stations.

The property is entered via a double glazed upvc door into the vestibule with decorative terracotta tiled floor. A glazed door leads into the spacious, carpeted hall which in turn offers access to the lounge, dining room and staircase.

Lounge **5.17m x 4.35 m**

A stunning, spacious, light room with a bay window out to the front of the property. Original, decorative corncicing. Timber fire place with composite stone hearth and electric fire. Shelved wall cupboard with timber and glazed panel door. Fitted carpet. Radiators.

Dining Room **4.11m x 3.85m**

Located to the rear of the property, the dining room has a window to the rear garden and glass door to the kitchen. Walk-in understairs cupboard. Recessed storage cupboard with display shelf above. Fitted carpet. Radiators.

Kitchen **3.61m x 1.99m**

Galley style kitchen to the rear of the property with two windows and door to the rear garden. Oak effect base and wall units with a marble effect worktop. Electric oven and ceramic hob with pull out overhead extractor. Tiled splashback. Wall mounted boiler. Laminate flooring.

The elegant staircase leads to the half landing where the wc and shower room are located. A skylight provides added light to the upstairs.

W.C. **1.54m x 1.012m**

Shower room **2.20m (at widest) x 2.33m**

Double shower tray with glass panel. Mira shower fittings. Wet wall finish around shower and sink area. Wash hand basin. Shaving light and charger. Wall mounted towel rail. Window to rear. Radiator. Vinyl flooring.

Further stairs lead to upper accommodation. The landing has a large, shelved cupboard and access hatch to the attic.

Bedroom 1 **5.23m x 3.65m**

Stunning, large bedroom located to the front of the property. Bay window looking onto Carberry Road. Neutral toned fitted carpet. Radiator. Shelved wall cupboard.

Bedroom 2 **4.13m x 3.23m (to front of wardrobes)**

Good sized "L" shaped double bedroom with louvre door wardrobes and storage fitted in the full width of room. Window to the rear. Fitted carpet. Radiator.

Bedroom 3 **4.16m x 2.20m**

Good sized single room. Currently being used as an office. Window to front. Fitted carpet. Radiator.

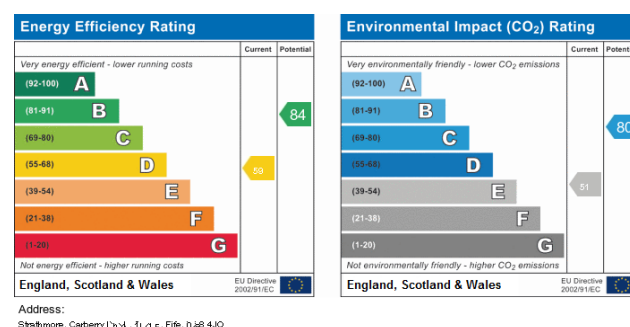
Exterior

Wrought iron gate to front garden and path to front door. A flower bed with mature shrubbery and red chips make for an easily maintained area. Wrought iron double gates lead onto the drive leading to the garage with timber door. The rear garden consists of a patio area and a well laid out selection of shrubs and bushes around a lawned area where the summerhouse is located. Access to the garage can be gained from the rear garden. A brick-built coal cellar and a wooden shed are also located in the rear garden.

Extras

The curtains, blinds, carpets and lightfittings throughout are included in the sale, together with the summerhouse and wooden shed in the garden.

Council Tax - Band D for the year 2021-2022.



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.