

99 Eagle Road Buckhaven

FT & DC
WALLACE

Offers over £99,950



This mid-terraced property with two double bedrooms and garden ground to front and rear is situated on the edge of a residential area of Buckhaven and offers spacious accommodation for a variety of purchasers. The property benefits from double glazing throughout as well as gas central heating. The roof has been recently replaced. There is a variety of shops and amenities in Buckhaven and Methil, as well as supermarkets, shops and leisure amenities available in nearby Leven. Buckhaven is well-positioned for easy access to Kirkcaldy. The new train stations at Windygates and Leven as well as the station at Markinch offer great rail links. Leven has a bus station at the Shorehead and Buckhaven is well-served by bus routes.

The property is entered by a upvc door from the front garden. The hall then offers access to the lounge, kitchen and staircase to the upper accommodation. There is a storage cupboard in the hall and usable space under the stairs perhaps for a home office or the like.

Lounge 4.43m x 4.04m

A glass-panel door leads from the hall into the spacious lounge. Picture window to the front of the property. Fitted carpet. Radiators.



Dining Area 2.77m x 2.60m

French doors lead from the lounge into the dining area which is open to the kitchen, making the space a lot more open flexible. Patio doors lead to the rear garden let the light flood in. Fitted carpet. Radiator.

Kitchen 3.43m x 2.85m

Bright kitchen with oak wall and floor units with granite effect worktops. Integrated electric oven with gas hob and overhead extractor. Stainless steel sink with drainer and chrome mixer tap. Two spacious storage cupboards. Window to rear. Door out to rear garden. Vinyl flooring.

Carpeted stairs lead to the upper landing which in turn offers access to the shower room and the two double bedrooms. Storage cupboard. The attic hatch is accessed from the landing.

Bedroom 1 4.10m x 2.97m

Large double bedroom located to the front of the property. Fitted wardrobe and storage. Fitted carpet. Radiator.



Bedroom 2 3.24m x 2.87m

Located to the rear of the property this double room has a window to the rear and fitted wardrobe/storage space. Carpet. Radiator.

Shower Room 2.13m x 1.86m

W.c., wash hand basin and double length shower tray with fitted Mira shower and glass door with chrome trim. Wetwall in shower area. Window to rear of the property. Wall mounted medicine cabinet. Vinyl flooring. Radiator.



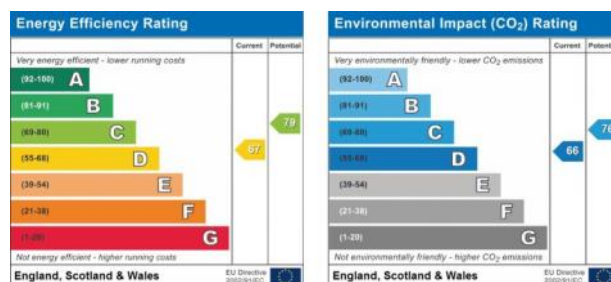
Exterior

Garden ground to the front of the property is laid mostly to grass with seating area in front of window and slabbed path to front door. A wooden fence with gate forms the front boundary. The rear garden is pleasantly sheltered and consists of a patio area outside the house and another at the bottom of the garden beside the apple tree and plum tree. A brick-built shed for storage. A timber gate leads out into the lane which provides access for only this and the next door properties. The lane leads to the parking area to the rear, where Council owned garages are located and can be leased from Fife Council when available.

Extras

The curtains, blinds, carpets, floorcoverings and lightfittings are included in the sale together with the oven, hob, extractor, washing machine and fridge-freezer in the kitchen.

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

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.