



**81 HIGH STREET**  
**LESLIE, KY6 3DQ**

**£130,000**  
**FREEHOLD**

XX 20k below home report XX New for sale a deceptively spacious Traditional Mid Terraced Villa with 3 generous bedrooms superbly modernised throughout. Awards Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Vestibule - Hallway - Lounge- Modern Dining Kitchen - Three Bedrooms - Modern 4 Piece Bathroom/WC. Benefitting from Triple glazing- GCH - EPC C - Home Report £150,000. Externally storage cellar & rear garden grounds with timber shed & countryside aspect. View Now as this is a special home waiting for you!



**home sweet home**  
**estate agents**  
your local property experts

# 81 HIGH STREET

- xx 20k below home report xx STUNNING TRADITIONAL MID TERRACED VILLA • THREE BEDROOMS • DG- GCH - EPC C - HOME REPORT £150,000 • SPACIOUS LOUNGE • MODERN DINING KITCHEN • MODERN 4 PIECE BATHROOM/WC • REAR GARDEN • VIEW NOW!



## FULL DESCRIPTION

XX 20k BELOW HOME REPORT XX New for sale a deceptively spacious Traditional Mid Terraced Villa with 3 generous bedrooms superbly modernised throughout. Awards Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Vestibule - Hallway - Lounge- Modern Dining Kitchen - Three Bedrooms - Modern 4 Piece Bathroom/WC. Benefitting from DG- GCH - EPC C - Home Report £150,000. Externally storage cellar & rear garden grounds with timber shed & countryside aspect. View Now as this is a special home waiting for you!

## LOCATION

The town of Leslie is a popular location with a great Mill heritage adjacent to Glenrothes offering a wealth of local shops, specialist stores. Primary Schooling, excellent road network serviced by mainline bus route.

## VESTIBULE

Security door. Stop cock housed. Feature oak glazed door to hallway. Tiled floor.

## HALLWAY

Oak internal doors to all accommodation. Laminate floor.

## LOUNGE

Spacious main public room with 2 recessed DG windows to front. Oak internal glazed door to kitchen & hall. Heating control. Laminate floor.

## MODERN DINING KITCHEN

Well proportioned & fitted with range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Recessed under unit lighting. Ceramic hob, oven. DG window. Security door. Space for table & chairs.

## STAIRS TO FIRST FLOOR LANDING

Feature balustrade & handrail. Loft access. DG window. Store cupboard.

## BEDROOM 1

Good size double room with deep walk in wardrobe housing Worcester boiler. Recessed DG window to front. Carpet.

## BEDROOM 2

Second double bedroom with double wardrobe. Recessed DG window to front. Carpet.

## BEDROOM 3

Bright 3rd double bedroom with double wardrobe. DG window. Carpet.

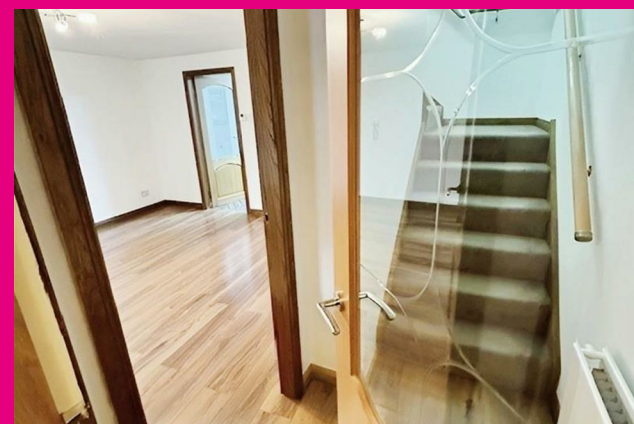
## MODERN 4 PIECE BATHROOM

Modernised to feature separate bath - shower cubicle - Wash hand vanity unit -low level wc. Extractor fan. Traditionally styled radiator.

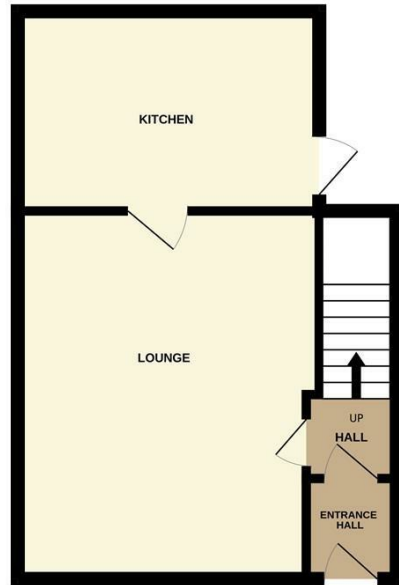
## EXTERNAL

Storage cellar housed in pend. Fenced rear garden second on left hand side feature shed, paved patio & drying area with countryside aspect.

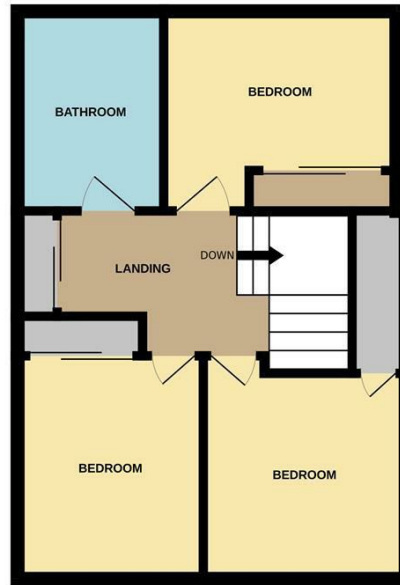
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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