



**13 Leslie House Oak Avenue, Leslie - KY6 3BE**

Glenrothes

Offers Over **£245,000**





## 13 Leslie House Oak Avenue

Leslie, Glenrothes

Welcome to 13 Leslie House, a beautifully appointed & spacious 2 Double Bedroom 1st Floor Apartment set within a Grade 'A' Listed mansion house sympathetically modernised & restored to its former glory. Set within stunning established grounds via a sweeping driveway enjoying tree lined aspects. 10 YEAR HOME WARRANTY

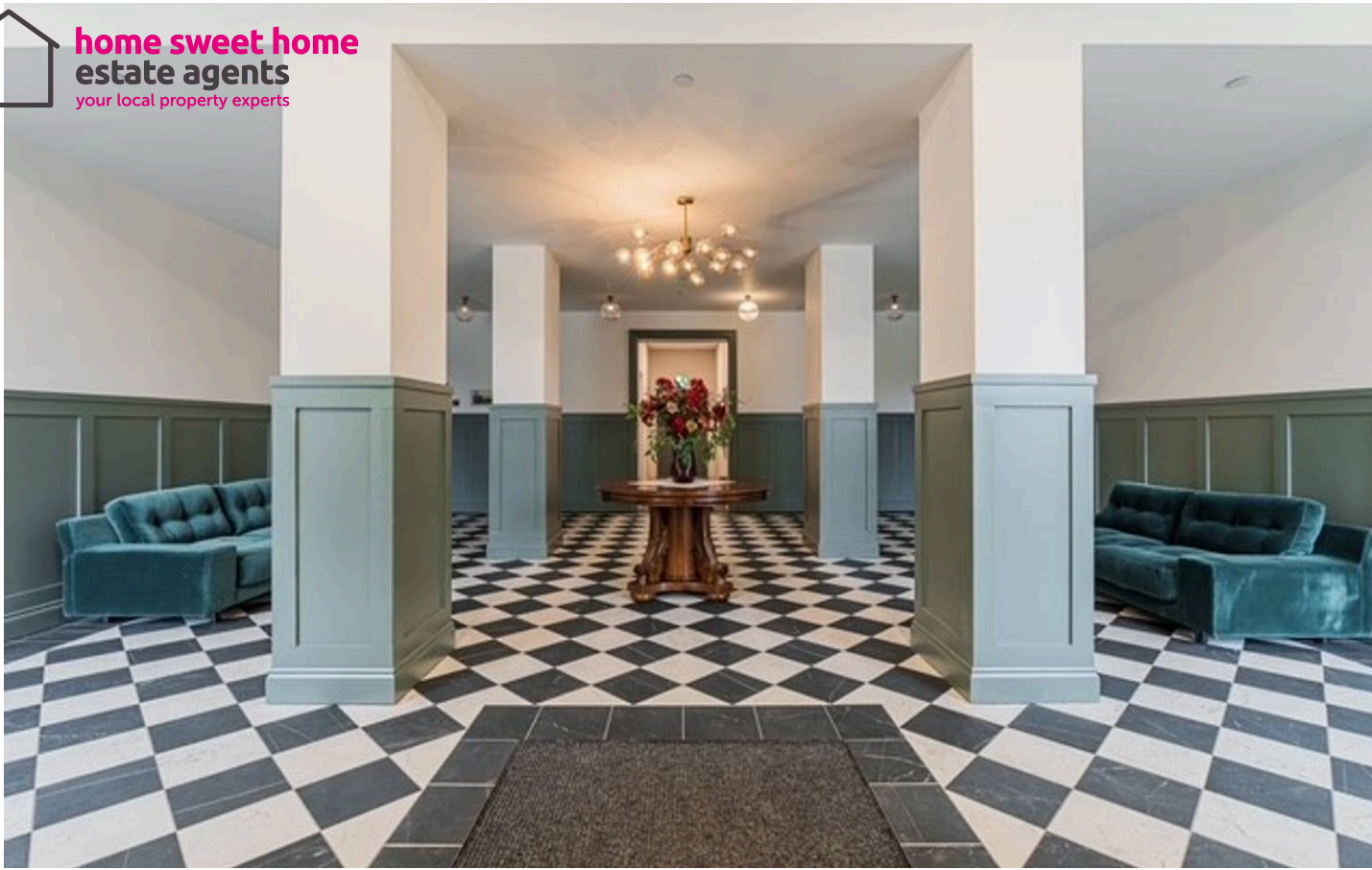
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

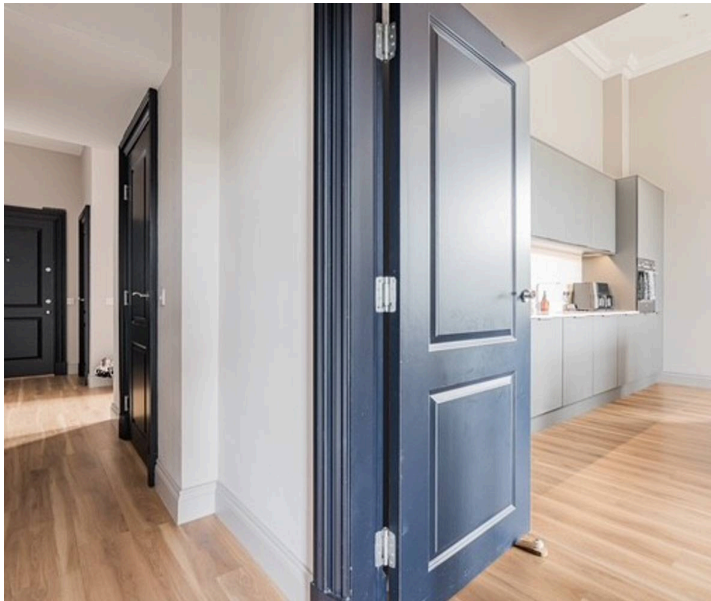
- LUXURY APARTMENT IN GRADE 'A' LISTED BUILDING
- 2 SPACIOUS DOUBLE BEDROOMS MASTER EN-SUITE
- OPEN PLAN BAY WINDOW LOUNGE - DINING - BESPOKE KITCHEN
- INTEGRATED APPLIANCES
- DG- ELECTRIC STORAGE HEATING - EPC B
- HOME REPORT £250,000 - BUILDER WARRANTY IN PLACE
- MODERN BATHROOM WITH RAINFALL SHOWER
- OFF STREET PARKING & VISITORS SPACE
- ESTABLISHED GROUNDS & SWEEPING DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



GARDEN

OFF STREET

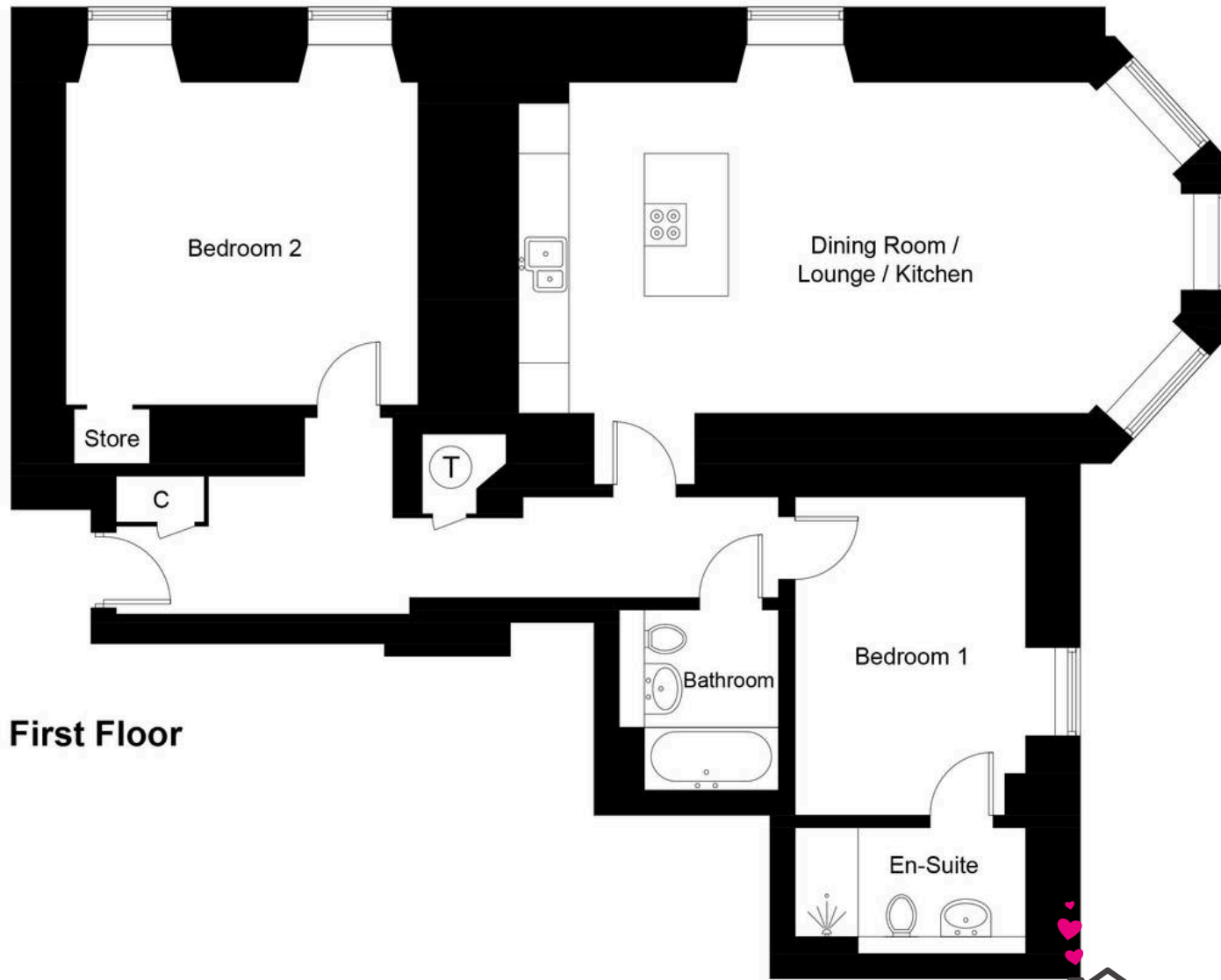
2 Parking Spaces





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	<b>92</b>
(81-91)	<b>B</b>	<b>92</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302189)



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