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## 28 Viewbank

, Leslie, KY6 3BS

Offers Over £110,000



Fantastic opportunity to acquire this super end terraced villa, situated in the highly popular and historic village of Leslie, perfectly positioned for easy access to Glenrothes and surrounding areas. This well-proportioned home is presented in good condition throughout comprising accommodation of approximately 72 sq m with a bright and airy lounge/dining room leading through to a charming conservatory that provides a peaceful retreat and a lovely view over the rear garden. The fitted kitchen is both functional and well-appointed, ready for you to make your own. The property features two good sized bedrooms and a family bathroom, making it an ideal choice for first time buyers, a small family or those looking to downsize. The property benefits from gas central heating and double glazing. Easily maintained front garden and a blank canvas of a rear garden which is a great size! Perfect for outdoor entertaining or a keen gardener.

Welcome to Leslie, a picturesque and historic village that offers the perfect blend of community living and modern convenience. Nestled beside the bustling new town of Glenrothes, Leslie provides excellent local amenities, making it a highly desirable location for families, professionals and those seeking a quieter pace of life. Leslie boasts a strong sense of community, with a charming high street offering a selection of local shops, traditional pubs and eateries. The village is home to a public park, a popular 9-hole golf course and Leslie Primary School. The area is well-served by public transport, with regular bus services connecting Leslie to Glenrothes, Kirkcaldy and other nearby towns. For commuters, the mainline railway station at Glenrothes with Thornton provides direct links to Edinburgh and beyond, making it ideal for those who work or



Entrance Vestibule

Entry to the property is via an attractive UPVC door with front facing window into the entrance hallway. This in turn provides access to the lounge/dining room and kitchen, with stairs to the upper landing. Handy space under the stairs with small cupboard housing the electrics meters.

Lounge/Dining Room 19'4" x 10'11" (5.91m x 3.35m)

Pleasant and bright front to rear facing lounge/dining room with feature fire surround and living flame gas fire. Good sized room to accommodate your entertaining and relaxing needs with French door into the conservatory.

Conservatory 7'11" x 6'3" (2.43m x 1.92m )

What a lovely additional public room, offering a pleasant raised view and side door out onto the rear garden.

Kitchen 9'4" x 8'0" (2.85m x 2.46m)

Functional and equipped kitchen with white high gloss base and wall units, sink and drainer. The integrated appliances include ceramic hob, oven, extractor and dishwasher. The fridge/freezer will also be included in the sale. Side window with double glazed rear door into the garden.

Upper Landing

Provides access to bedrooms and bathroom. Loft hatch and side window.

Bedroom (Front) 15'1" x 8'3" (4.62m x 2.54m )

Spacious double bedroom facing the front of the property. Benefits from super hanging and storage facilities which have been curtained off, providing an array of space. Further shelved storage cupboard.

Bedroom (Rear) 9'8" x 8'11" (2.96m x 2.73m )

This bedroom faces to the rear and benefits from two cupboards, one with hanging and shelves and the other housing the combi boiler.

Bathroom

White bathroom suite comprising P-shaped bath with shower attachment, wash hand basin with vanity unit below and toilet. Window to the rear, ladder radiator and Xpelair fan.

Gas Central Heating

The property benefits from gas central heating via radiators. Baxi Platinum combi boiler.

Double Glazing

Double glazed throughout the property.

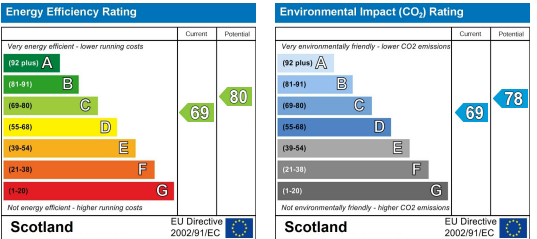
Gardens

Pleasant enclosed front garden, easily maintained with decorative chips. The rear garden is a good size and is mostly laid to lawn with a raised paved patio area.

Area Map



Energy Efficiency Graph



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