

first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Oswald Place, Leven

Offers over £72,000

Oswald Place, Leven

ANOTHER CHANCE TO VIEW * SOLD AS SEEN! *

Looking For a Renovation Project? - Quirky 3/4 Bed End Terraced Family Villa In Desirable Area Of Leven

Allan England's award winning team at first for homes welcome to the market this sought-after End Terraced Family home situated within a popular area of Leven just a yard away from Leven Pool and 400 yards of the sea and high street. The property comprises entrance hall, cloaks/WC, family lounge, kitchen, 3 bedrooms (master with en-suite), box room and family bathroom. street parking. The property is in need of full renovation which has been reflected in the asking price. Early viewing is advised - don't miss out on this fantastic opportunity.

HOME REPORT VALUE £78,000

EPC RATING - D

COUNCIL TAX BAND- C

Call first for homes - first for trust... first for service... first for aftercare!

SITUATION - The coastal town of Leven is situated near the mouth of the River Leven on the Firth of Forth. The Town lies approximately 7 miles East of Glenrothes and Kirkcaldy. Leven provides schooling and recreational facilities such as a modern swimming pool, cinema and an abundance of shops. Leven boasts 2 golf courses – Sconie and Leven Links Champion Course. There are also several other good golf courses in the surrounding area notably Lundin Links, Elie and Crail. The A955 links the Town to Kirkcaldy which in turn links with the A92 to Dunfermline and Edinburgh (35 miles approximately to Edinburgh). Benefiting from local bus services and rail station.

INFORMATION These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

SOLD AS SEEN





SITUATION – Leven

SOLD AS SEEN!

ENTRANCE HALL

FAMILY LOUNGE

12'5" x 12'1" approx. (3.80m x 3.69m approx.)

KITCHEN 9'8" x 5'10" approx. (2.95m x 1.80m approx.)

BEDROOM 1

10'2" x 9'0" approx. (3.10m x 2.76m approx.)

EN-SUITE

UPPER LEVEL

BEDROOM 2

14'10" x 11'0" approx. (4.54m x 3.36m approx.)

BEDROOM 3

10'7" x 8'10" approx. (3.24m x 2.71m approx.)

BOX ROOM

7'2" x 6'11" approx. (2.19m x 2.12m approx.)

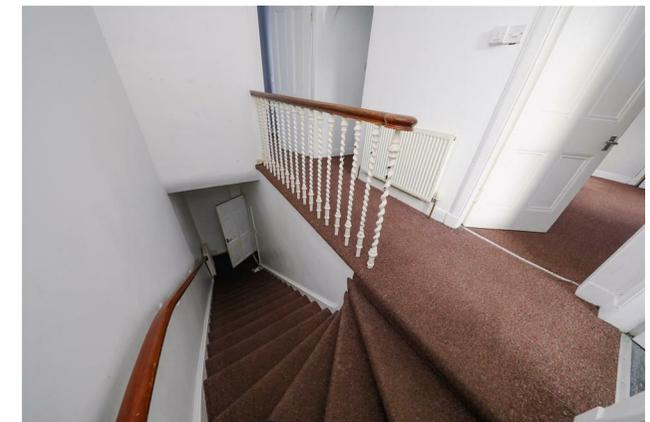
FAMILY BATHROOM

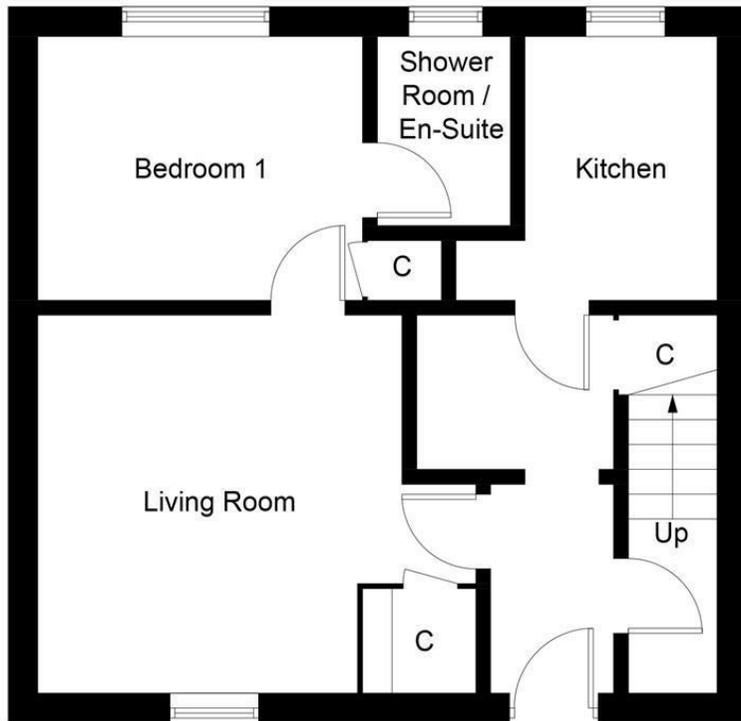
7'1" x 5'6" approx. (2.18m x 1.70m approx.)

CLOAKS / WC

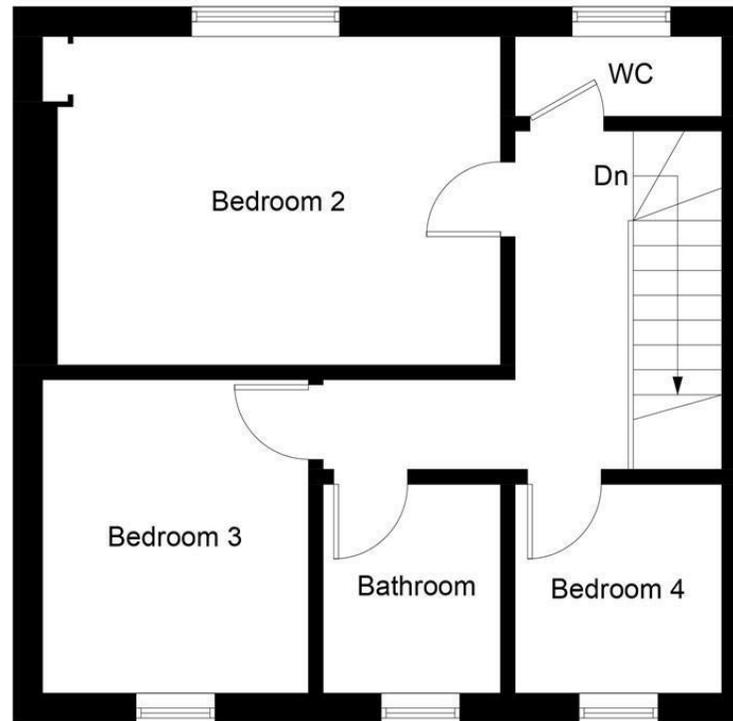
STREET PARKING

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276518)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

FREE Valuation

Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



first for trust



first for service



first for aftercare

first for homes
first for property in life - firstforhomes.co.uk

Contact Allan England's Team
01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA
Fax: 01592 807947
sales@firstforhomes.co.uk
www.firstforhomes.co.uk