



5 Leslie House Oak Avenue, Leslie, KY6 3BE

Offers Over £170,000



5 Leslie House Oak Avenue Leslie KY6 3BE

OFFERS OVER
£170,000

Number five is a delightful ground floor flat within the A listed Leslie House which consists of 24 luxurious converted apartments where many original features have been retained throughout.

Lesley is a historic town, offering amenities, including shops, pubs, restaurants, a dentist and a primary school. Leslie is an ideal base for commuting being only 20 miles from St Andrews, 25 miles from Dundee, and 33 miles from Edinburgh.

The property is entered via a security system into the grand communal hallway where a door to the right leads through to number 5 and a door leads into the flat.

A large hallway leads to all accommodation.

The lounge / dining room offers two windows to the rear and leads through to the kitchen which is fitted with dark base and wall units, coordinating worksurfaces, stainless steel sink, integral fridge freezer and dishwasher. Eye level oven and electric induction hob.

The double bedroom offers a window to the rear and double fitted wardrobe facilities.

The bathroom is fitted with a W.C., wash hand

basin and bath. Separate shower cubicle with mixer shower. Window to the rear. Within the hallway there is a large storage cupboard housing the central heating boiler and plumbing for washing machine.

The property offers electric heating throughout and all windows are double glazed.

Externally there are communal garden grounds and parking.





- Modern Ground floor flat within an A Listed Stately Home & Estate dating back to 1667
- Grand communal entrance Hallway
- Lounge / Dining room
- Fitted kitchen
- Double Bedroom
- Bathroom with separate shower
- Security entry system
- Electric heating
- Garden grounds
- Communal Parking

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, drainage and electric. A Factoring Fee will be in place in due course when all works are completed no fee has been agreed at this point.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: B

FLOOR AREA: 753.00 SQ FT







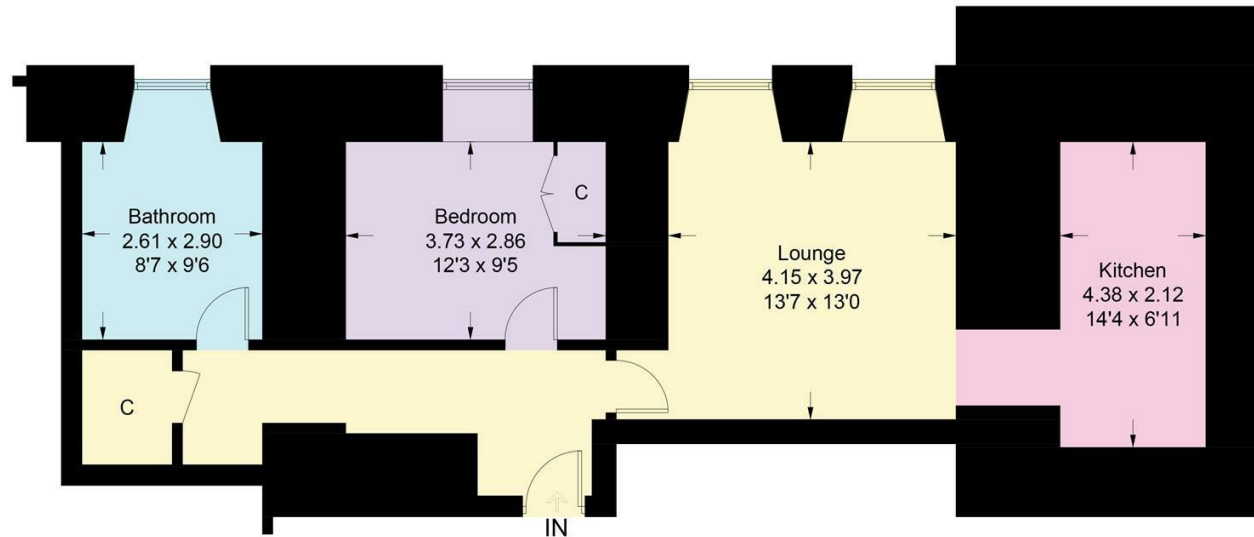
Room Sizes

Approximate measurements

Lounge	13'7" x 14'7"
Kitchen	14'4" x 6'11"
Bedroom 1	12'3" x 9'2"
Bathroom	8'6" x 8'10"



5 Leslie House, Leslie



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278627)



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.