



5 Leslie House Oak Avenue, Leslie, KY6 3BE

Offers Over £170,000



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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







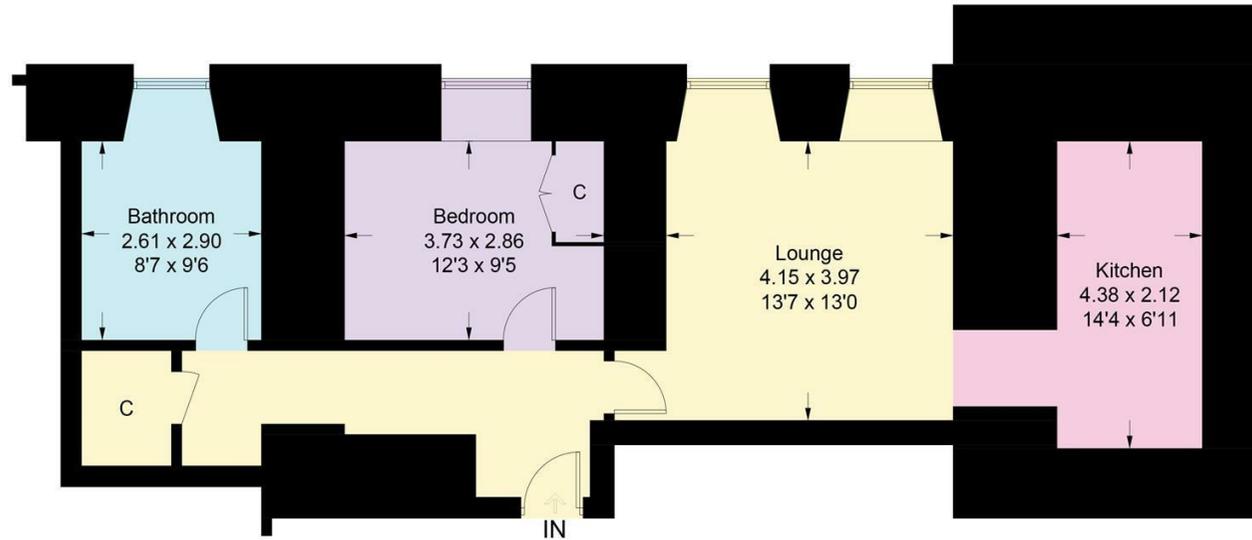
Room Sizes

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)



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without any obligation.

Contact our Property Department
at any of our offices.