

15 Bethune Way, Buckhaven – KY8 1BS

Leven

Offers Over £72,500





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## 15 Bethune Way

Buckhaven, Leven

New for sale a spacious End Terraced House with Sea Views. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer the spacious starter home. Comprising Entrance Hall - Lounge/ Diner (4.95m x 3.29m) - Modern Fitted Kitchen (3.85m x 2.07m) - Two Double Bedrooms ( Bed 1 - 4.97m x 2.67m) ( Bed 2 - 3.99m x 2.70m) - Bathroom/WC ( 2.05m x 1.69m) Benefitting from DG - GCH - EPC D - HOME REPORT £75,000. Externally shared drying area. "This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SPACIOUS END TERRACED VILLA WITH SEA VIEW
- TWO DOUBLE BEDROOMS
- LOUNGE/ DINER
- FITTED KITCHEN
- BATHROOM/WC
- DG- GCH - EPC C - HOME REPORT £75,000
- SHARED DRYING AREA



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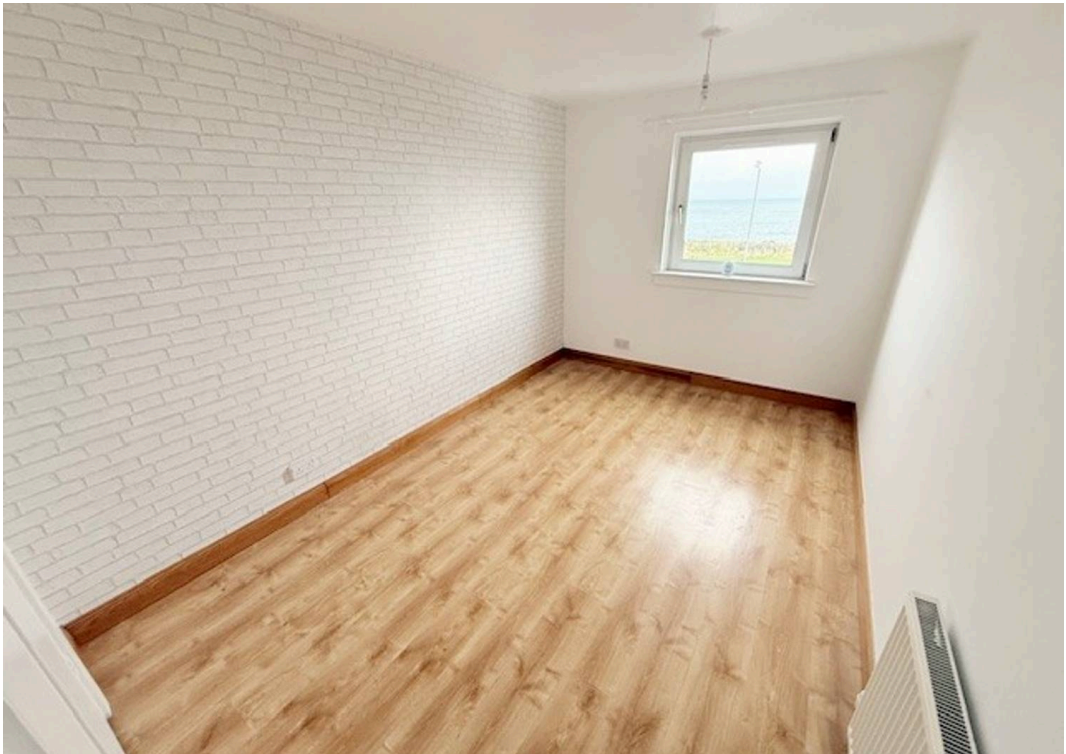


### Communal Garden

"This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."



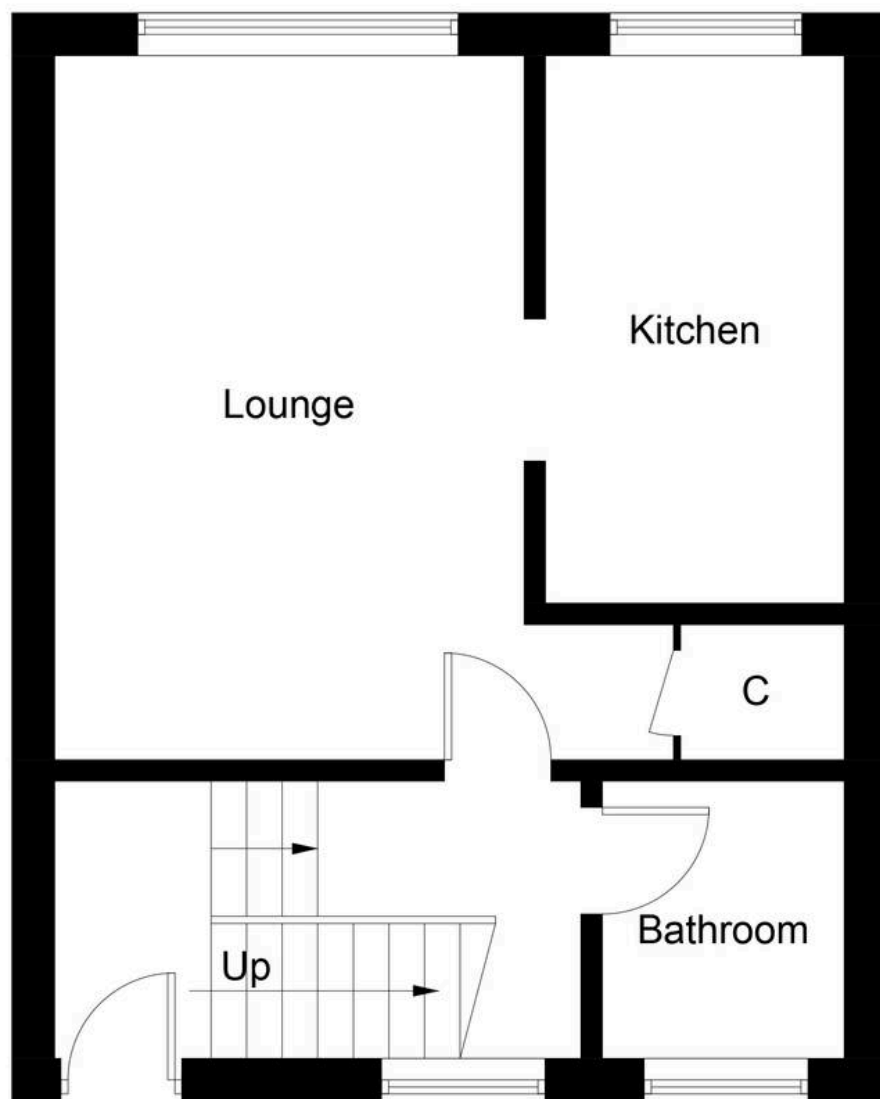




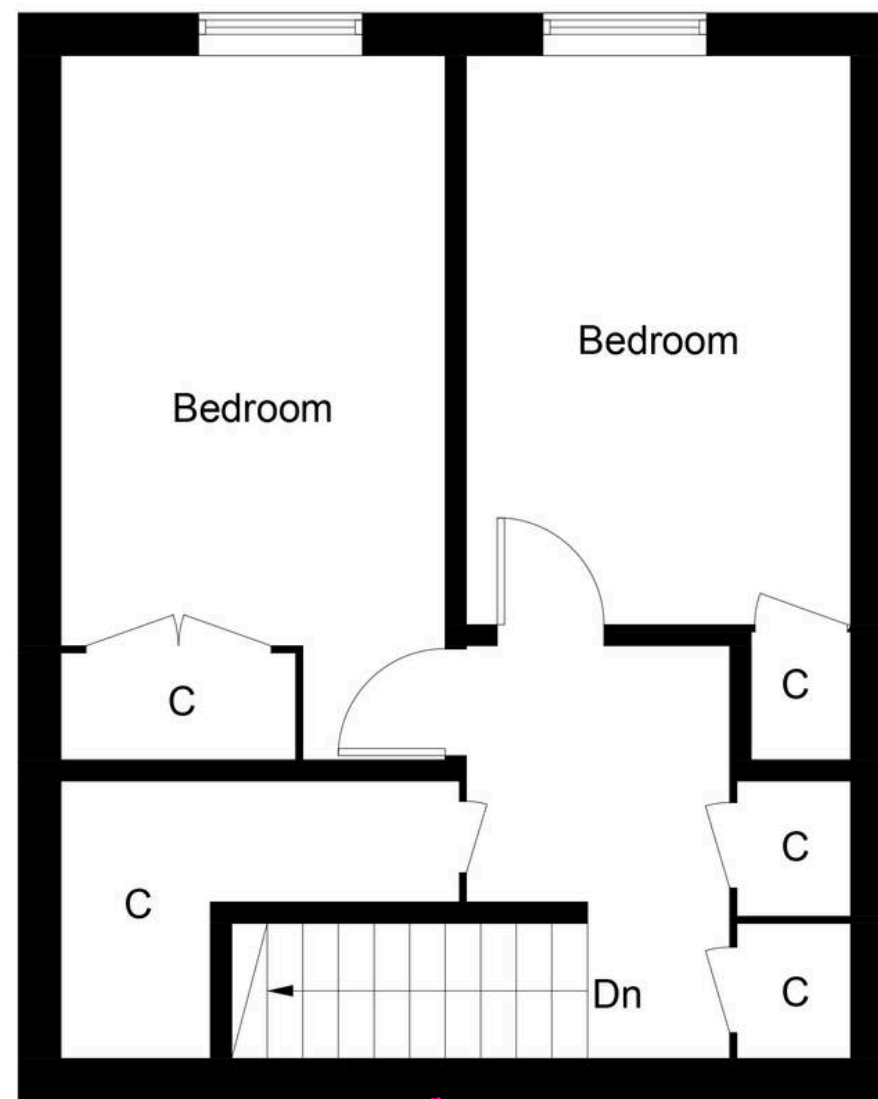
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257186)



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