



FORDS

solicitors & estate agents

fordsproperty.com



**3 BEDROOMED FLAT
64A HIGH STREET, LESLIE
OFFERS OVER £68,000**

NEW TO THE MARKET – WELL PROPORTIONED THREE BEDROOMED UPPER FLAT LOCATED WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES. THE PROPERTY WOULD BENEFIT FROM HAVING SOME SYMPATHETIC MODERNISATION WHICH IS REFLECTED IN THE ASKING PRICE. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS SPACIOUS PROPERTY TO ITS FULLEST POTENTIAL. HOME REPORT AVAILABLE ON REQUEST. Accommodation comprises: Entrance Vestibule/Stairway, Reception Hallway, Lounge/Dining Room, Kitchen, Three bedrooms, Bathroom, GCH, DG, Allocated Parking and Garden to rear.



General Description

Fords Property are delighted to welcome to the market this well presented and very well proportioned, three bedroomed upper flat situated within the sought after village of Leslie, located on the outskirts of Glenrothes.

This spacious flat is well located with many local amenities nearby including local shopping, eateries, dental practices and transportation facilities and post office. Glenrothes Town Centre, Health facilities and major supermarkets are only a short commute from the property.

Entrance to the property is gained via a ground floor entrance door providing access to the entrance vestibule/stairway which leads onto the reception hallway of the property. The large reception hallway has two cupboards, one of which houses the meters, fuse boxes and also gives access to the loft. The hallway is wallpapered with coordinating carpet.



The generously sized lounge/dining room of the property is a bright and spacious room with ample floor space to accommodate freestanding furniture, including a dining area if preferred. A main focal point within the lounge is the gas fire which has the Baxi Bermuda back boiler concealed behind it. The lounge is neutrally decorated with carpeting to the floor.



The breakfasting kitchen is well equipped with an array of wall and floor units with coordinating worktops and integrated electric hob/oven. The freestanding washing machine and fridge freezer are included in the sale of the property. The kitchen benefits from having full tiled walls and carpet floor covering. There is also floor space available within the kitchen to incorporate a breakfasting area.



The property benefits from having three bedrooms, two of which are sizeable double bedrooms. All bedrooms have fitted wardrobes, decorative papering and carpet floor covering. The water tank for the property is located within bedroom two.



The family bathroom comprises three piece coloured suite with over bath shower. The bathroom has fully tiled walls and linoleum to the floor.



The property has full gas central heating and double glazing. The property also has access to a car park with an allocated parking space situated to the rear of the building providing off street parking. There are also easily maintained gardens grounds located to the rear of the property.

Early viewing of this property is highly recommended to avoid disappointment.

Location and Amenities

Leslie is a burgh town in Central Fife and is situated on a ridge overlooking the River Leven to the West of Glenrothes. This property is well located, with excellent local amenities nearby. Glenrothes town centre and the Fife Retail & Business Park are both within commuting distance and the A92 link roads provide commuters access to Scotland's major cities.

MAP



Council Tax

Band B

Extras

Included in the sale price are all carpets and floor coverings, light fittings, fixtures, curtains and blinds. The oven/hob, washing machine and fridge freezer are also included in the sale price.

Room Dimensions

LOUNGE/DINING ROOM	6.86m x 3.43m (taken at widest points)
KITCHEN	3.41m x 2.11m
BEDROOM	3.85m x 3.07m
BEDROOM	3.24m x 3.20m
BEDROOM	3.27m x 1.82m

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed.

Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.