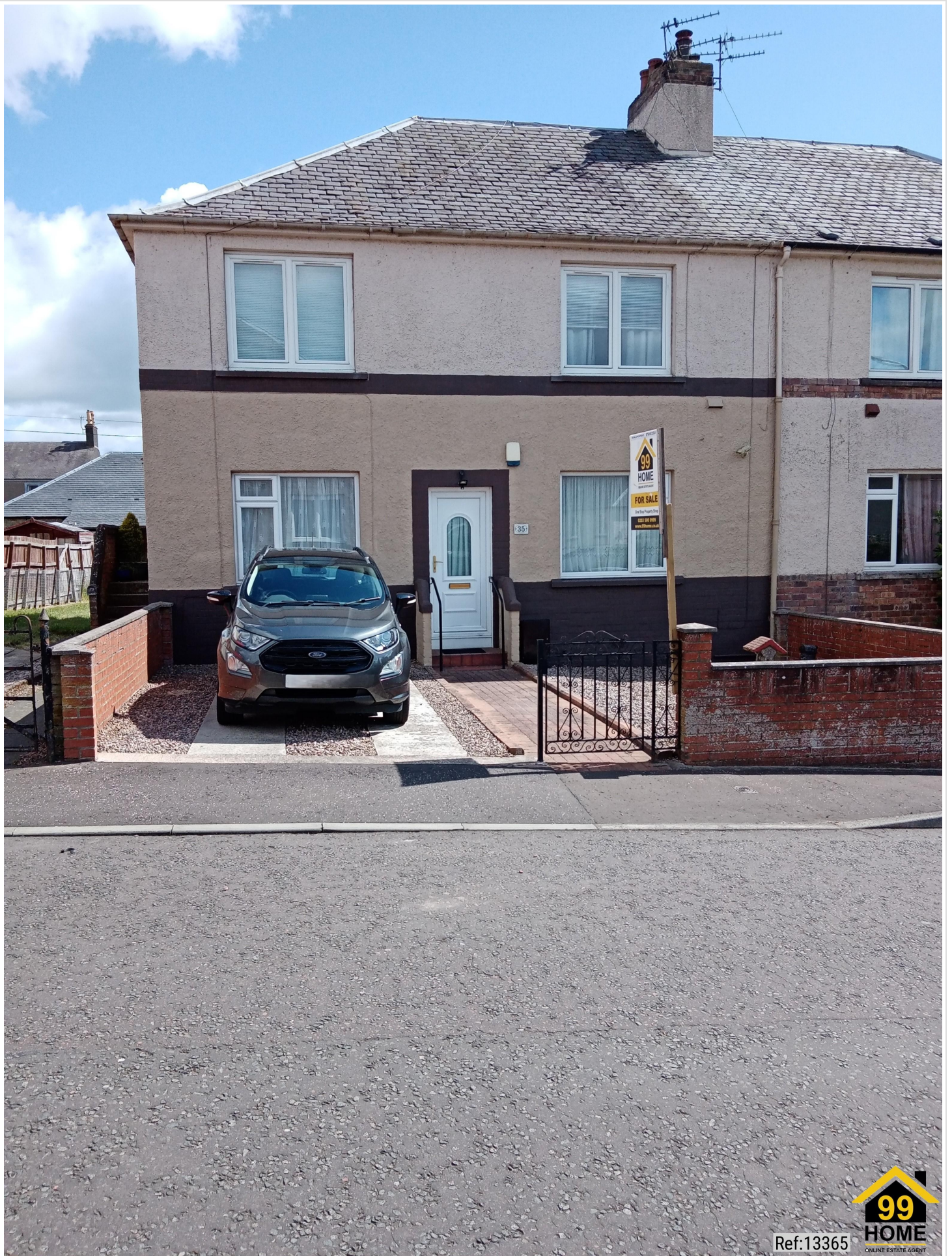




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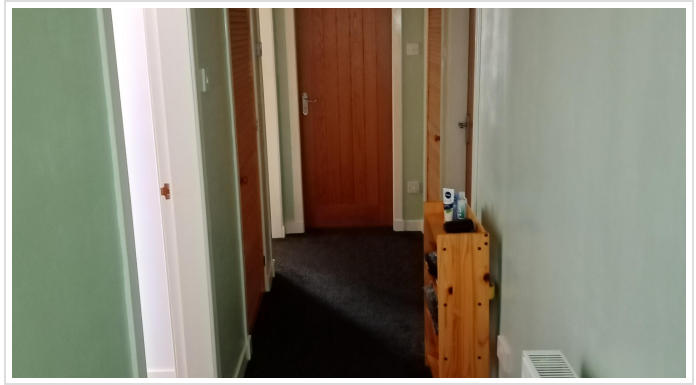
2 Bed Flat In Bank Place , Leslie, Glenrothes, KY6 3LB

£85,000



Ref:13365





SHORT DESCRIPTION

Property Ref: 13365 Council Tax:A Spacious extended ground floor apartment located in the village of Leslie, located close to schools and amenities. The property features two double bedrooms, lounge, fitted kitchen, porch/family/dining room extension and modern fully tiled shower room. The hallway has two generous storage cupboards. The low maintenance front garden has been chipped with a mono-blocked pathway to the front door and has off street parking for one car, via a formal lowered kerb access. The rear garden is a mixture of low maintenance paving and gravel with a two timber sheds, which are included in the sale. The property has double glazing throughout and gas central heating provided by a combination boiler and was fully rewired in 2017. Mains wired linked smoke alarms to Scottish Government regulations are also installed along with wired security alarm system. The kitchen comprises custom built solid wood fitted cupboards, new worktops and stainless steel sink, and a floor standing gas cooker. A fridge freezer, washing machine and condensing tumble dryer are also included in the sale price. Viewing is highly recommended in order to appreciate this highly desirable accommodation which is on offer. The property is in "ready to move in condition" and would be of particular interest to first time buyers...

2

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Lounge 14'11" x 12'7" (4.55m x 3.84m)	Bedroom 11' x 9'10" (3.35m x 3m)
Kitchen 9'11" x 9'2" (3.02m x 2.8m)	Bedroom 10' x 9'10" (3.05m x 3m)
Family/Dining Room 10'3 x 9'7" (3.12m x 2.92m)	

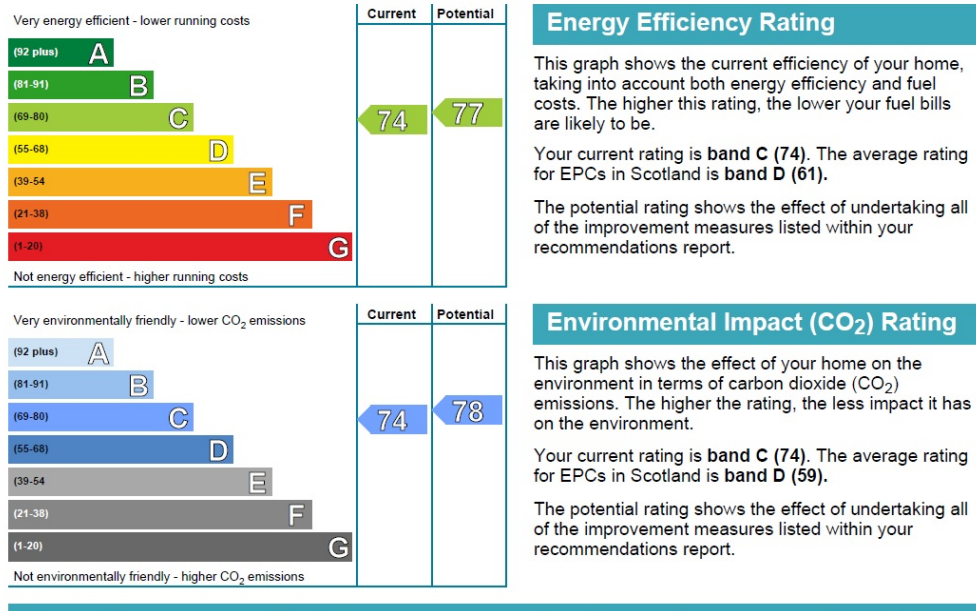
EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,075	See your recommendations report for more information
Over 3 years you could save*	£381	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



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