



346 HIGH STREET

LESLIE, KY6 3AX

£77,500
FREEHOLD

New for sale a Spacious Traditional Upper Maisonette ideal for first time buyers in move in condition! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a well presented & generously proportioned upper Apartment comprising Entrance Hall - Bright Lounge - Dining Kitchen - Two Double Bedrooms - Bathroom. Externally shared upper courtyard area & generous enclosed rear garden with scope to create off street parking subject to planning. Benefitting from DG- GCH - EPC D - HOME REPORT £80,000. View Now!



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• BEAUTIFUL/ SPACIOUS TRADITIONAL UPPER MAISONETTE • TWO DOUBLE BEDROOMS • BRIGHT LOUNGE • DINING KITCHEN • DG- GCH - EPC D - HOME REPORT £80,000 • MODERN BATHROOM • GENEROUS ENCLOSED GARDEN • PERFECT STARTER HOME OR RENTAL POTENTIAL • LETTING LEGISLATION COMPLIANT • VIEW NOW!



FULL DESCRIPTION

New for sale a Spacious Traditional Upper Maisonette ideal for first time buyers in move in condition! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a well presented & generously proportioned upper Apartment comprising Entrance Hall - Bright Lounge - Dining Kitchen - Two Double Bedrooms - Bathroom. Externally shared upper courtyard area & generous enclosed rear garden with scope to create off street parking subject to planning. Benefitting from DG- GCH - EPC D - HOME REPORT £80,000. View Now this ideal starter home or investment opportunity for rental potential.

LOCATION

The town of Leslie is a popular location with a great Mill heritage adjacent to Glenrothes offering a wealth of local shops, specialist stores. Primary Schooling, excellent road network serviced by mainline bus route.

ENTRANCE HALL

Security door. High ceiling. Tiled floor.

DINING KITCHEN

Well-proportioned with a range of modern style wall & base cabinets, wipe clean worktop, inset sink. Breakfast bar. High ceiling with downlighting. DG window to rear. Gas hob, oven, dishwasher. Boiler housed. Thru arch to Lounge.

LOUNGE

Bright & airy able to accommodate a range of furniture. High coved ceiling with centre rose. 2 DG windows to front. Deep under stairs store with power, light & fuse box.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

Freshly presented double room. 2 Dg windows to rear enjoy open aspects. Store in eaves. Carpet.

BEDROOM 2

Second double bedroom. 2 DG windows to front. Carpet.

BATHROOM/WC

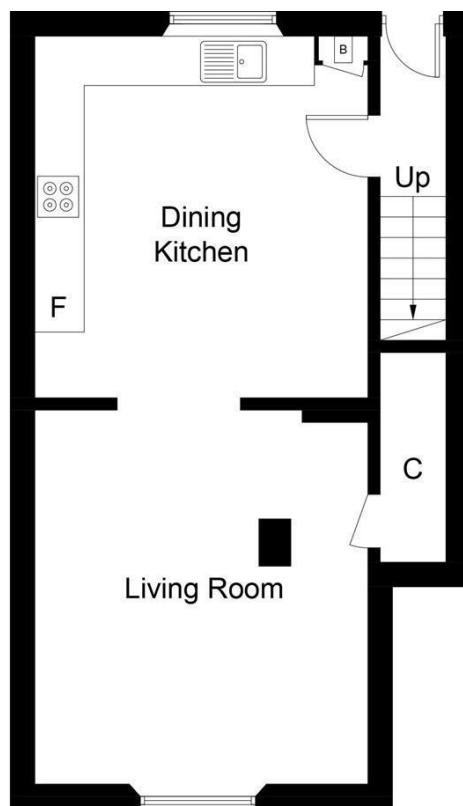
Comprising bath with overhead electric shower, screen. Wash hand basin. Low level wc. Tiled floor & wall. Downlighting. Extractor fan.

REAR GARDEN

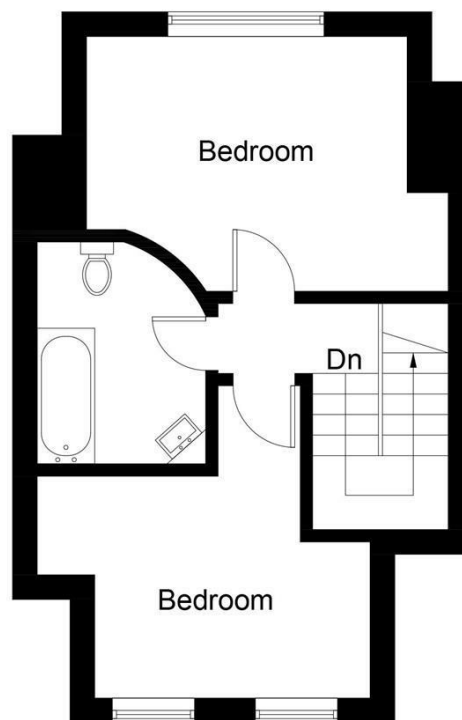
Generous fence enclosed garden to rear, potential to create off street parking subject to planning.

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First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196447)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents Fife
Sales
86 High Street
Markinch
Fife
KY7 6DQ

01592 725370
info@homesweethomemoves.co.uk
www.homesweethomemoves.co.uk



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