




YOUR MOVE
Stewart Filshill

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Glengrove, Leven, Fife

Offers Over £77,000

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DESCRIPTION

CLOSING DATE - THURSDAY 11TH MARCH AT 3PM A semi detached chalet villa, situated in a pleasant location within the Broom district. The property provides accommodation over two levels to suit a single person, couple or small family. The accommodation comprises, entrance hall, lounge, kitchen/ dining room, utility space, shower room and two double bedrooms. The property has gardens to the front and rear, the front garden is mostly laid to lawn and the rear garden is paved for low maintenance. A mono block path leads from the front, around the side to the rear garden. The specification includes double glazing and gas central heating.

LOCATION

Glengrove is a residential cul-de-sac, set off Linnwood Drive. The area is convenient for access to the local Broom shopping centre, King George V playing fields and a bus route. Leven town centre is approximately one and a half miles away where a range of town centre shops, services and amenities can be found.

OUR VIEW

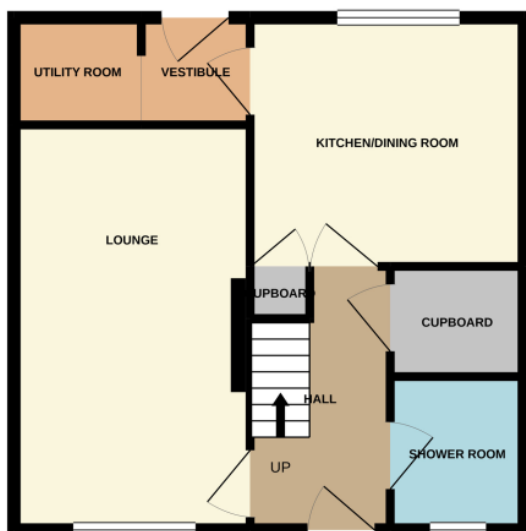
This semi villa has a generous sized floor space and benefits from excellent storage space provided via a large walk in cupboard in the hallway along with wardrobe/storage space in both bedrooms. There is communal parking for the residents provided in parking bays at the rear of the property and easily accessed via the rear garden gate.

DIMENSIONS

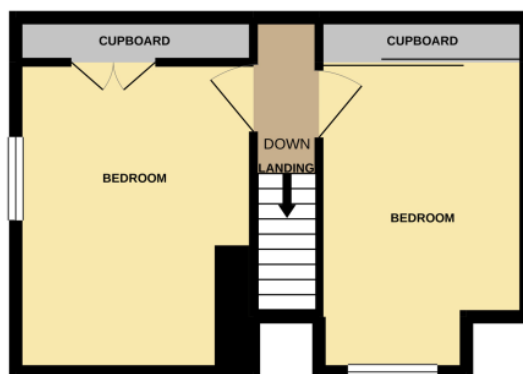
- Lounge - 5.45m x 3.17m (17'11" x 10'5")
- Kitchen / Dining Room - 3.69m x 3.36m (12'1" x 11'0")
- Shower Room/WC - 2.05m x 1.66m (6'9" x 5'6")
- Bedroom - 4.26m x 3.20m (14'0" x 10'6")
- Bedroom - 4.25m x 2.69m (13'11" x 8'10")



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*Source: Hitwise Nov 2011.

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9 Commercial Road, Leven, Fife, KY8 4LE
tel: 01333 428422 **
email: leven@your-move.co.uk
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