




McEwan Fraser Legal
Solicitors & Estate Agents
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11 Den Walk
BUCKHAVEN, FIFE, KY8 1DF

THE LOCATION

The Bank of Scotland Seaside Towns Review listed Buckhaven as the most affordable seaside town in Scotland. The local area has been undergoing regeneration with commercial properties being refurbished.

Local amenities include a secondary school, primary school and nursery, church, bank, post office, theatre, community centre, youth clubs, a variety of specialist shops, take away outlets, hairdressers, bowling club and bars. Children's play parks and playing fields, seashore and fishing. Good transport links and public transport routes bring you within easy reach of Leven, which has Adam Smith College Leven Campus.

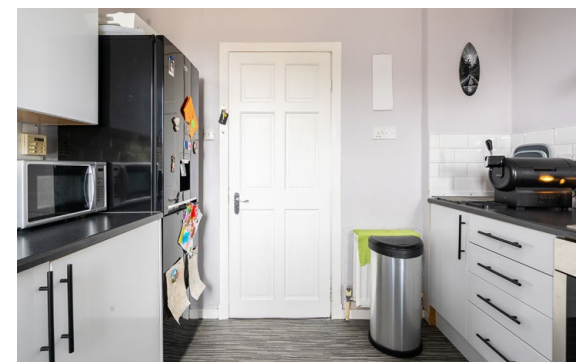
Leven boasts a wide range and variety of retail outlets and leisure facilities which include numerous bars and restaurants, a cinema, swimming pool and sports centre. Football fields and parks along with golf courses. Beautiful "Blue Flag" beach and Fife coastal path and bus station. Kirkcaldy and links to the motorway are only minutes away from the property.

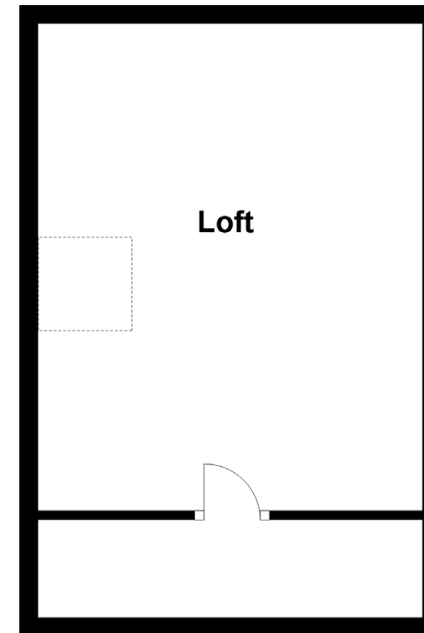
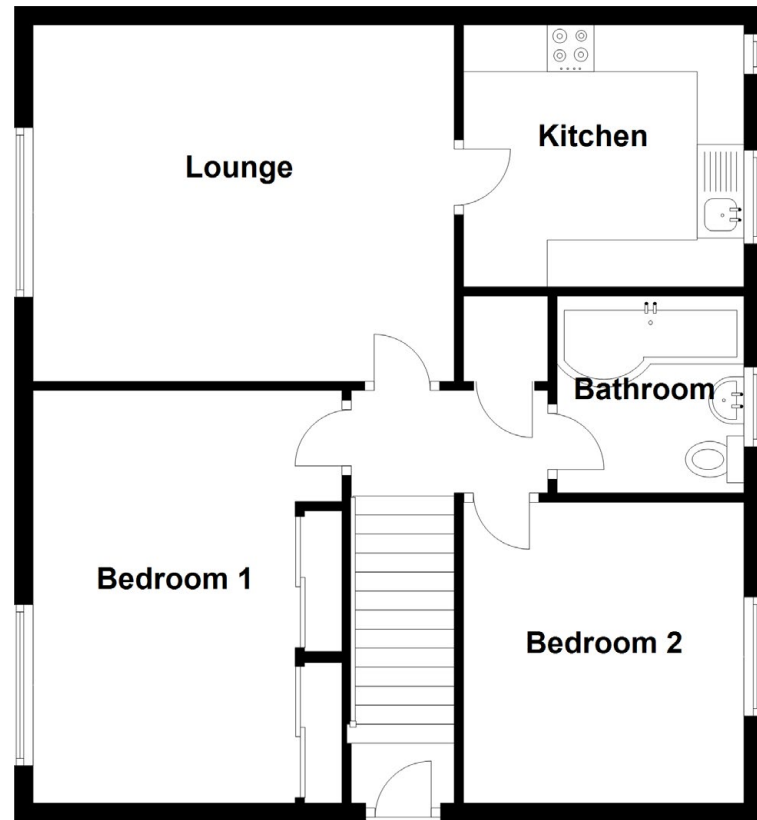
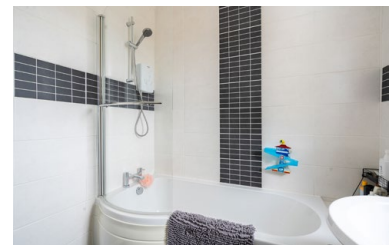


THE PROPERTY

11 Den walk is a delightful first-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition. Access is to the side of the building into an internal stairway that leads to the upper landing with ample storage. The bright and spacious lounge is pleasantly located to the front of the property, with a feature window flooding the room with natural light. The kitchen features a range of floor and wall-mounted units with windows overlooking the Rear gardens. There are two good-sized bedrooms which are all double in size, with the master bedroom benefiting from fitted wardrobes and ample space for free-standing furniture if required. The modern family bathroom with shower is fully tiled, the loft is an added bonus and has been converted to offer additional space for those working from home, which completes the accommodation.

The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.

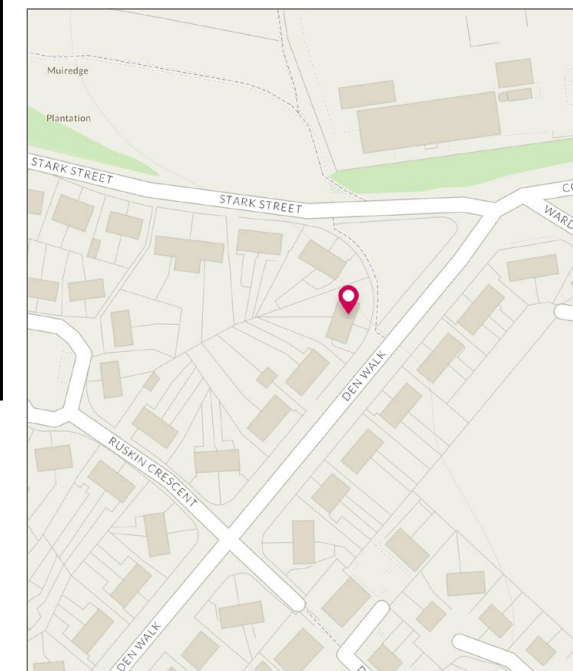




Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Loft	5.20m (17'1") x 4.10m (13'5")

Gross internal floor area (m²): 64m²
EPC Rating: B






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