



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**14 Randolph Street**  
BUCKHAVEN, FIFE, KY8 1AT



# 14 RANDOLPH STREET

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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.

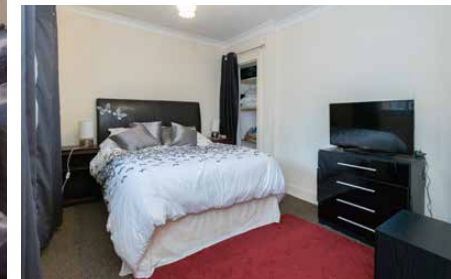


We are delighted to introduce to the market this spacious ground floor flat, it has been well maintained and is in excellent condition throughout. The property offers spacious and flexible accommodation and has excellent storage throughout.

The property is accessed via its own front door. The spacious reception hall provides access to all apartments within.

The lounge has front facing views, with an opening into the breakfasting kitchen that features wall and base units. There is a good sized double bedroom to the rear of the property and a stylish bathroom completing the accommodation on offer.

The property further benefits from its own courtyard to the rear and is fully double glazed.



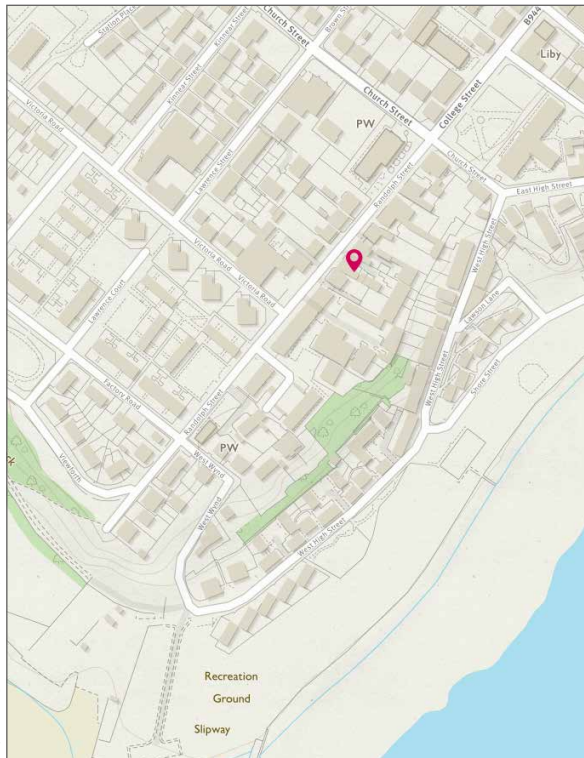


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# SPECIFICATIONS

## LOCATION - FLOOR PLAN - DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.98m (16'4") x 3.58m (11'9")
Kitchen	2.99m (9'10") x 2.66m (8'9")
Bathroom	2.22m (7'3") x 1.65m (5'5")
Bedroom 1	4.10m (13'5") x 2.71m (8'11")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings and blinds.

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Part  
Exchange  
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