



Offers Over £244,500
Dunskey
Cupar Road



DELMOR

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Dunskey

Leven, KY8 5TA

This DETACHED CHALET BUNGALOW boasts an excellent location on the northern edge of the town, set in large mature gardens, accommodation at ground floor level comprises: Vestibule, Hall, formal sitting room (or Fourth Bedroom) lounge, kitchen, remodelled shower room and Bedroom One. The upper floor accommodates two further bedrooms. Generous sized drive and garage. This well maintained property, although in need of some modernisation forms an excellent family home. Viewing strictly by appointment.





Vestibule

Access to the property is through a traditional timber and pattern glazed external door. The Vestibule enjoys quarry tiled flooring. A further timber and opaque glazed door leads to the hall.

Hall

The hall has internal doors leading to the formal sitting room (or fourth bedroom) the lounge, kitchen, shower room and Bedroom One. The staircase rises to the upper level.

Sitting Room

3.38m x 4.5m (11' 1" x 14' 9") The formal sitting room is located to the front of the property, an impressive bay window over looks the mature front garden and drive. Central feature for the room is a living flame gas fire set upon a marble hearth. Recessed display alcove with cupboards and shelving. Laminate flooring.



Kitchen

2.35m x 3.98m (7' 9" x 13' 1") The kitchen benefits from a supply of wood finished floor and wall storage units, display cabinets and drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs, space for slot in cooker. Plumbing for automatic washing machine. Large larder style cupboard. Window formation looks to the side of the property, a further window and an external door exit to the rear garden.

Lounge

3.81m x 5.89m (12' 6" x 19' 4") The lounge is positioned to the rear of the property, a floor to ceiling window and glazed sliding door egress to the south facing raised terrace and rear garden. A further window formation looks to the side of the property. Focal point for the room is a living flame gas fire set within a tiled surround. Recessed arched display alcove. Feature wall decoration.

Bedroom One

3.1m x 3.32m (10' 2" x 10' 11") Bedroom One is positioned on the ground floor to the front of the property, A large Bay window formation over looks the mature front garden. Built in wardrobe with mirror sliding doors extend along the entire length of one wall.



Shower Room

1.54m x 2.32m (5' 1" x 7' 7") The Shower Room has been remodelled and is wet walled throughout, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit with vanity shelving and mirror plus an enclosed double shower compartment with thermostatically controlled shower. Modern panelled and mirrored ceiling with downlighters. Tile effect flooring.

Upper Floor

Stair Case and Landing

The staircase rises to the upper level. A skylight window allows for natural light. The landing has internal doors leading to two further bedrooms.

Bedroom Two.

3.37m x 2.63m (11' 1" x 8' 8") A good sized double bedroom positioned to the rear of the property with window formation over looking the mature rear garden. Cupboard allows for storage. Sizes include the coombe of the ceiling.

Bedroom Three

4.17m x 2.53m (13' 8" x 8' 4") The third double bedroom is located to the front of the property with window formation over looking the front garden and Cupar Road. Cupboard

Garage and Workshop

A good solid garage, accessed from the long stone chipped drive. Large enough for a good sized family car with additional work/storage space. There is also a work shop with window accessed through a pedestrian door from the rear garden.

Garden

The garden to the front of the property is mainly laid to lawn with surrounding mature shrubberies. A wide stone chipped drive runs to the side of the house and allows access to the garage. The enclosed rear garden has drying green, shrubberies and mature trees plus a raised terrace that can be accessed directly from the lounge.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

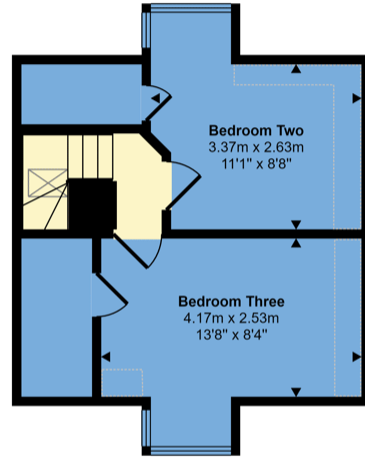
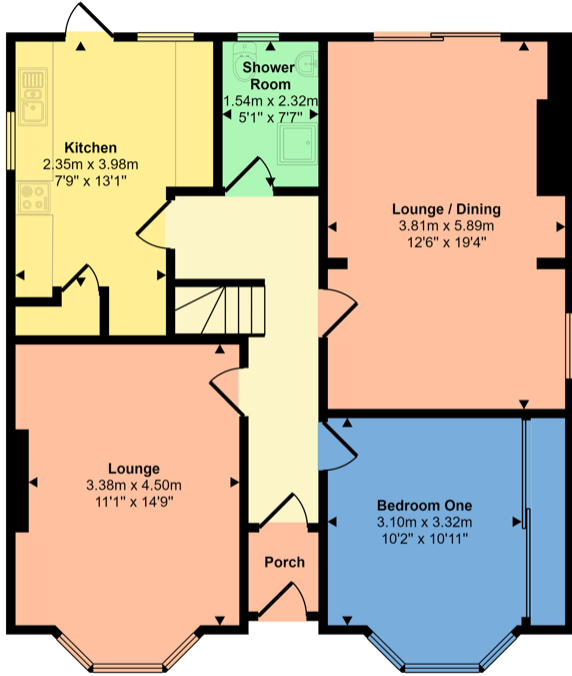
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FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
115 sq m / 1242 sq ft



First Floor
Approx 31 sq m / 334 sq ft

Ground Floor
Approx 84 sq m / 907 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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