



Offers Over £179,000
413a High Street





High Street

Methil, Leven, KY8 3QP

FABULOUSLY APPOINTED, the presentation on this Family Home goes beyond exceptional. An UPPER FLAT taking up the whole of the upper floor of the building. Accommodation comprises: Front and rear staircases, Hall, stunning lounge and open plan dining room give the "WoW" factor, large breakfasting kitchen, Utility room, Family Bathroom, separate Shower room, Five over sized double bedrooms, one with ensuite shower room, another a walk in wardrobe. Very private landscaped garden with workshops, A FAMILY HOME IN TRUE MOVE IN CONDITION. VIEWING IS ESSENTIAL.





Lower Hall, Utility, and Main Staircase

Principle access for this family home is at street level, the lower hall has a handy Utility Room. An extra wide, beautifully decorated staircase rises to accommodation level.

Formal Dining Room

A definite WOW factor when entering. The extremely spacious Formal Dining Room is open plan to both the main stairs and the fabulous lounge. Internal doors lead to the Hall, bathroom and the breakfasting kitchen. The room enjoys a high cornice ceiling, classic picture/dado rail decoration and original timber flooring. Window formations looks to the front and side of the property. Ample space for the largest of dining room tables plus additional free standing furniture.

Lounge

Another fabulously appointed public room, open plan to the formal dining room. Large double window formation looks to the front of the property and offers distance views to the Forth estuary. Superb classic panel style decoration. High ceiling. Real flame enclosed gas fire set into a beautiful polished granite fireplace. Again original timber flooring.



Breakfasting Kitchen

Again extremely spacious, the breakfasting kitchen boasts an array of contrasting cottage style floor and wall storage units, drawer units, display shelving, solid timber wipe clean work surfaces with brick effect ceramic tiled splash back and inset composite one and a half basin sink with drainer and contemporary mixer taps. Full Range Cooker, that includes two ovens, grill, hot plate and seven gas burners. Extended matt finished extractor. Ample space for a good sized breakfasting table. Quality laminate flooring. Ceiling mounted clothes drying pulley. Window formation over looks the enclosed landscaped garden. The room also houses the new gas combi boiler.

Family Bathroom

The Family Bathroom enjoys extensive brick marble effect tiling. Facilities comprise low flush WC, a modern Belfast style wash hand basin set upon a tasteful vanity and over sized panel bath. Opaque glazed window.

Inner Hall

The inner hall is accessed from the dining room and in turn provides access to all five bedrooms and the shower room through replacement quality internal doors. Further door leads to external rear staircase and landscaped garden. Professional modern decoration. Quality laminate flooring.



Shower Room

The Shower Room is tiled throughout, three piece suite comprises low flush WC , wall mounted wash hand basin and enclosed shower compartment with thermostatically controlled shower. Opaque glazed window. Raised ladder style heated towel rail.

Master Bedroom

A superior sized double bedroom, window formation over looks the rear garden area. Superb feature wall decoration. Built in wardrobes with drawer extend along one entire wall. A further door leads to the walk in wardrobe.

Walk In Wardrobe

The walk in wardrobe is fully fitted with ample shelving and hanging rails.

Bedroom Two

A further excellent over sized double bedroom with double window formation offering views as far as the river Forth. Built in wardrobes with mirror sliding doors extend along the greater part of one wall.

Bedroom Three

The third double bedroom is again located to the front of the property with window formation offering views to the south. Recessed wardrobe area, feature wall decoration.



Bedroom Four

The fourth bedroom is presently being utilised as a Home office, but as with bedrooms two and three the room forms a superb sized double bedroom. Double window formation looks to the south. Built in wardrobes with wide mirror sliding doors.

Bedroom Five (Guest Bedroom)

Located to the rear of the property with window formation allowing for natural light. This room has presently been used as a child's bedroom and has a bespoke built in bed (This can easily be removed). A further door access the Guest ensuite shower room.

Guest EnSuite

The Guest ensuite is tiled throughout, three piece suite comprises low flush WC, wall mounted wash hand basin and double shower compartment with "Triton Enrich" electric shower. Vanity mirror, chrome finished ladder style heated towel rail.

Garden

An external staircase leads to the enclosed, landscaped rear garden. there is external access from the street through a secure double gate. The redesigned gardens offer a great deal of privacy, comprises large lawn with drying green, shrubberies and flower beds, patio and additional seating areas. Bespoke child's play boat and the workshop/outhouses



Outhouses and Workshops

The property includes two large workshops, one previously used as a garage for motor bikes (No car access)

Heating and Glazing

Double Glazing, Gas central heating (New boiler 2023)

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel; 01333 421816
www.delmor.co.uk
leven@delmor.co.uk

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

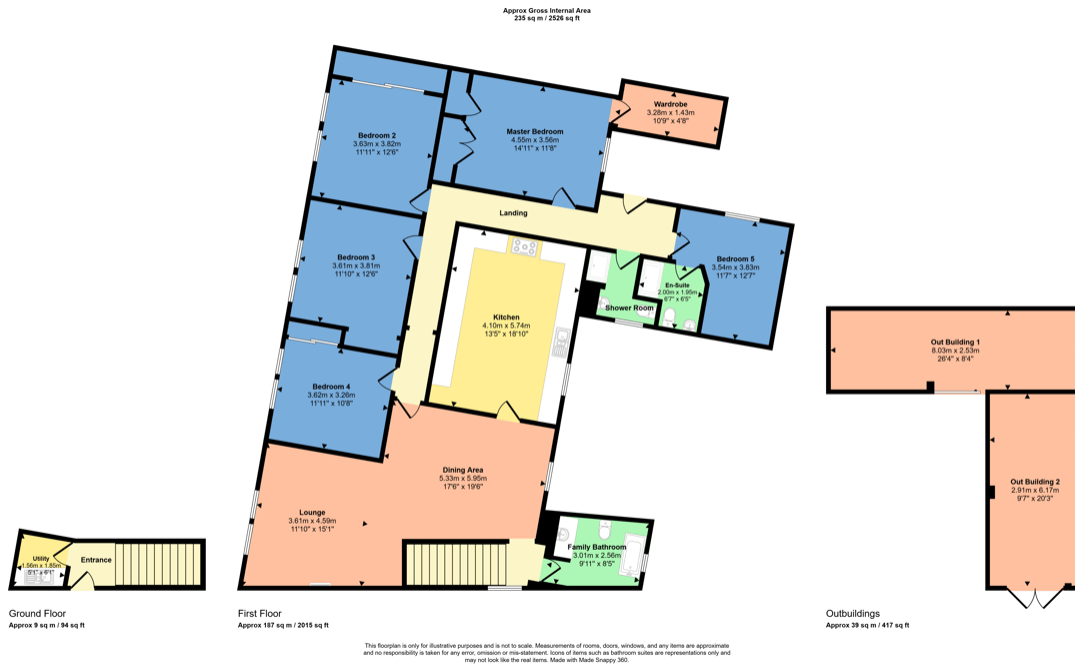
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

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.



52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmor.co.uk