



Offers Over £134,000  
2 Laird Avenue



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# Laird Avenue

Methil, Leven, KY8 3JT

We're delighted to present this absolutely stunning two-bedroom home to the market. Finished to an exceptional modern standard, it offers a true move-in condition throughout. The property features, upgraded heating, all new skirting, facings and doors, and a beautifully reconfigured lounge and kitchen layout. The showstopping Milano kitchen, complete with a stylish seated peninsula, creates the perfect heart of the home. Exceptional, sleek shower room. Outside, you'll find a large private rear garden and convenient off-street parking. Located in the centre of Methil within walking distance to a host of amenities. A truly outstanding property — is it time to make it yours?





### Front Garden and Parking

This property occupies a generous corner plot with well-kept lawned garden and decorative stone chips to the front and side. A paved pathway leads to the replaced white UPVC/composite front door. The rear garden can be accessed via two separate gates: one from the side pathway, and another directly from the private parking area, which comfortably accommodates up to three vehicles.

### Lounge

Positioned at the front of the property, a large window floods the lounge with natural light and offers views over the garden and Kirkland Drive. Faux-wood horizontal blinds are included. The lounge has been beautifully redesigned to create an open-plan living space, with a striking media wall featuring a bio-ethanol pebble fireplace as the room's focal point. A generous under-stair storage cupboard is cleverly concealed behind a custom "pop-n-lock" mirrored door, adding both practicality and style. Finished with ceiling down lights, grey wood-effect laminate flooring and professional decor throughout. All furniture and the TV are available by negotiation.

### Kitchen

The showstopping grey Milano kitchen offers an impressive range of floor and wall cabinetry, paired with matching worktops for a classy finish. Integrated appliances include an oven, microwave, 4-ring induction hob, fridge-freezer, washing machine and dishwasher. A stylish peninsula with seating overlooks the rear garden, illuminated by three silver lustre glass pendant lights suspended above. The space is further enhanced by a contemporary black sink with a Quooker tap, while the grey laminate flooring continues seamlessly from the lounge. Sliding patio doors provide direct access to the rear garden, creating a bright and inviting connection between indoor and outdoor living.



### Shower Room

The shower room features contemporary grey wet-wall paneling with chrome trim, complemented by a low-flush WC and a space-saving sink set within a white gloss vanity unit, complete with a waterfall-style tap. The generous double shower includes both rainfall and traditional shower heads for added luxury. White UPVC ceiling with integrated down lights enhances the bright, modern feel, while LVT (Luxury Vinyl Tile) flooring and a chrome heated towel rail complete the look. A frosted window with roller blind (included) provides natural light and ventilation. A built-in cupboard houses the hot water tank and offers additional storage.



### Bedroom 1

A spacious, carpeted double bedroom featuring a large window dressed with faux-wood horizontal blinds (included). The room also benefits from an extra high double fitted mirrored wardrobe, offering excellent storage.

### Bedroom 2

This second bedroom is currently styled as a dressing room, enjoying excellent natural light from a large rear-facing window with roller blind (included). It features extra high built-in double mirrored wardrobe, quality carpeting

### Rear Garden

The large rear garden is fully enclosed by high fencing, offering excellent privacy. Two separate gates provide access—one from the off-street parking area and another from the side of the property. Sliding glass doors from the kitchen open directly onto a patio area, creating a convenient outdoor seating space. The garden is further enhanced by railway-sleeper planters, wood slat paneling, an outdoor tap and thoughtfully placed exterior lighting. A storage shed sits at the foot of the lawn and is included in the sale.

### Heating and Glazing

Double glazing throughout. Replaced and upgraded to energy efficient electric slimline heating. Hot water from water tank situated in shower room.

### 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

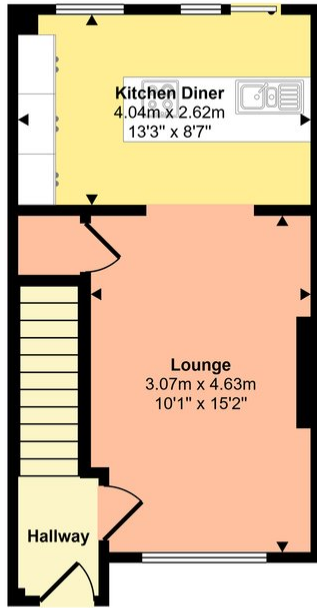
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

### FREE VALUATION

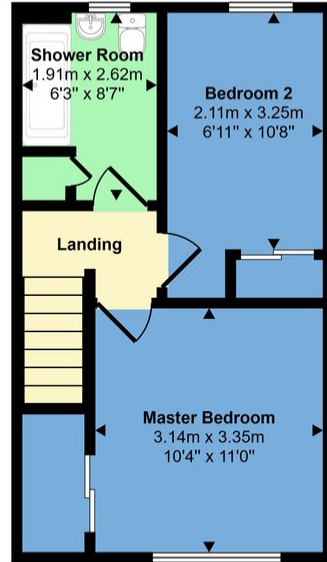
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
62 sq m / 662 sq ft



Ground Floor  
Approx 31 sq m / 329 sq ft



First Floor  
Approx 31 sq m / 333 sq ft

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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