



Offers Over £189,000  
St. Ann



DELMOR  
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# St. Ann

Methil, Leven, KY8 3AP

This glorious SEMI DETACHED COTTAGE has been fabulously upgraded and although retaining many traditional features, it offers IDEAL MODERN DAY LIVING. Accommodation comprises; Vestibule, Hall, superbly appointed lounge with bay window and multi fuel burner, formal dining room, remodelled kitchen, luxury bathroom with bath and separate shower, plus two double bedroom. Beautiful tiered garden with pergola, shed and summerhouse. Sealed resin drive with remote electric operated gate. Glorious views to the south to include Largo Bay, the Forth Estuary and Lothians beyond. A TRULY STUNNING FAMILY HOME in true MOVE IN CONDITION. Accompanied viewing by appointment.





### Vestibule

Principle access to this fabulous family home is through an attractive panelled UPVC external door. The vestibule retains the beautiful original mosaic tiled flooring and traditional full cornice ceiling. A further pattern glazed and timber door leads to the hall.

### Hall

The main Hall enjoys professional modern decor and retains its traditional high moulded skirting and door surround together with the traditional intricate cornice ceiling and central ceiling rose. Reconditioned panelled doors lead to the lounge, dining room, both bedrooms and the redesigned family bathroom. A deep cupboard allows excellent storage and also offers access to the generous sized attic.



### Lounge

A fabulously presented public room, located to the front of the property with the most impressive of bay windows boasting simply glorious 180 degree views to the south to include Largo Bay, the Bass Rock, the Forth Estuary and Lothians beyond. Focal point is a classic multi fuel burner set within a split face tiled surround, with slate tile hearth and timber mantle. Recessed display alcove. The room again retains its superb intricate cornicing and central ceiling rose as well as the high moulded skirting and door surrounds. Tasteful neutral decor. Double French style doors lead through to the dining room.

### Dining Room

A second spacious, tastefully presented public room, this time located to the rear of the property (Whyterose Terrace) with window formation over looking the enclosed rear courtyard area. High corniced ceiling. Built in press cupboard. Professional fresh decor.



### Kitchen

The kitchen has been replanned and superbly modernised, the room enjoys a good supply of modern gloss finished floor and wall storage units, drawer units, display cabinets, marble effect wipe clean work surfaces with inset composite sink, drainer and mixer taps. Slot in cooker (included) Fixed modern chrome and glazed extractor. Co-ordinated wet walled splash backs. Power points and switches finished in polished chrome. Window formations look to both sides. An external UPVC and pattern glazed door exits to the rear courtyard area.

### Family Bathroom

The Family Bathroom has been completely redesigned and beautifully modernised, tiled throughout in Italian style tiling, four piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit, full sized bath and enclosed double shower compartment with thermostatically controlled shower that benefits from both hand held and rain fall shower heads. Ladder style heated towel rail. Opaque glazed window.



### Bedroom One

An excellent over sized, beautifully presented double bedroom located to the front of the property with window formation looking to the south to include the harbour, the Fourth Estuary and Lothians beyond. . Tasteful modern décor. Cornice to the ceiling.

### Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation over looking the secure drive. Tasteful decor. Cornice to the ceiling.

### Gardens

The beautifully landscaped garden to the front of the property is terraced, the timber decking on the upper level has an artificial grass surface and accommodates the pergola. The next tier down has a cosy summer house and sitting areas, Two lower levels include a shed. The rear garden (Towards Whyterose Terrace) enjoys sealed resin paths and drive together with flower beds. Access to the drive is through a remote controlled electrical gate.

### Heating and Glazing

Gas Combi 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

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  
83 sq m / 898 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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