



Offers Over £159,995
77 Whyterose Terrace
Methil, KY8 3AP


DELMOR
01333 421 816
leven@delmor.co.uk



Whyterose Terrace

Methil, KY8 3AP

*****NEW PRICE-REDUCED***NOW OVER £10,000 BELOW HOME REPORT VALUE*****
Boasting superb views to the Forth Estuary and Lothians beyond, this SEMI DETACHED COTTAGE forms an ideal family home. Accommodation comprises on the ground floor; Vestibule, Hall, Lounge with log burner, semi open plan dining room, Superb Conservatory boasting fabulous south facing views, remodelled kitchen and downstairs shower room, the upper floor accommodates the Master bedroom with dressing room and en-suite shower room, plus a second bedroom. Tiered south facing garden and drive allowing secure parking. Viewing strictly by appointment.





Vestibule and Hall

Access to this family home is through an attractive UPVC external door. The vestibule area has a further timber and glazed door leading to the hall. The hall has internal doors leading to the lounge, dining room and downstairs shower room. Cornice to the ceiling. Feature arch. Stairs rise to the upper level.

Lounge

The spacious Lounge is at the heart of the home, semi open plan to the dinning room, wide glazed French style doors and floor to ceiling internal windows lead to the Conservatory. Superb working Log burner. Press style cupboard. Central ceiling rose. Ornate coving. Wall mounted picture lighting.

Dining Room

A second generous sized public room large enough for a good sized dining room table plus additional free standing furniture. Semi open plan to the lounge and allowing access to the kitchen. Attractive display fireplace. Storage cupboard, wall lights, central ceiling light decorative/ornate coving.

Conservatory

A superb sized conservatory, reroofed in 2024. Hexagonal effect with windows on all sides, beautiful scenic views over the harbour, the Forth Estuary and on to the Lothian Hills beyond. An external door exits to the gardens.

Kitchen

The kitchen has been tastefully remodelled with a good supply of modern gloss finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Ceramic tile, brick effect splash backs, space for slot in cooker, fixed matt finished chimney style extractor. Power points and switches finished in brushed chrome. Plumbing for automatic washing machine. Double aspect windows looking to side and rear (Whyterose Terrace). External door.

Downstairs Shower Room

The downstairs shower room is extensively tiled. Three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit and enclosed double shower compartment with thermostatically controlled shower. Tiled flooring, Heated towel rail. Opaque glazed window.



Upper Level

Stairs and Landing

The staircase rises to the upper level. The landing allows access to both bedrooms.

Bedroom 1

An excellent sized double bedroom with large window offers superb views towards the harbour, Forth Estuary and Lothian Hills beyond. Large walk in wardrobe/dressing room (velux window formation). A further door leads to the en-suite shower room.

Ensuite Shower Room

The En-Suite shower room has three piece suite comprising low flush WC, pedestal wash hand basin, enclosed and tiled double shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

Bedroom 2

The second bedroom again has a window formation offering these great views to the south over the Forth Estuary to the Lothians beyond.



Gardens

The main tiered garden is south facing with views to the Forth Estuary. The ground to the north (Whyterose Terrace) is enclosed with a large gate allowing vehicle access to the secure parking.

Heating and Glazing

Double glazing. Gas central heating with combi boiler and working log burner in lounge

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
Fife
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.

Approx Gross Internal Area
116 sq m / 1247 sq ft



Ground Floor
Approx 74 sq m / 794 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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