



Offers Over £118,000
19 Grieve Street


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Grieve Street

Methilhill, Leven, KY8 2EJ

Quietly tucked on the edge of a popular location, this spacious well maintained END TERRACED VIILLA forms an ideal family home. In move in condition the property enjoys GAS CENTRAL HEATING, quality DOUBLE GLAZING and a NEW REPLACEMENT ROOF, accommodation on the ground floor comprises: Hall with storage, Spacious well appointed Lounge, generous sized modern breakfasting kitchen and downstairs Cloakroom WC. The upper floor accommodates the Landing, three excellent sized bedrooms and the family bathroom. Easily maintained gardens to front and rear. A fantastic FAMILY HOME awaits you.





Hall

Principle access to this family home is through an attractive double glazed external door. The hall has internal doors leading to the lounge and rear hall. A wide staircase rises to the upper landing. Understairs storage/desk area with small cupboard housing the electric meter and fuse box.

Lounge

A well presented public room positioned to the front of the property with large window formation over looking the front garden and open grassed area. Tasteful neutral decoration. Focal point is attractive display fireplace with surround and mantle.

Rear Hall

The rear hall accesses the kitchen dining room and downstairs Cloakroom/WC.. Large cupboard houses the gas combi boiler and allows for additional storage. A double glazed external door exits to the easily maintained rear garden.



Kitchen Dining Room

The spacious dining kitchen offers an excellent supp of modern floor and wall storage units, drawer units, marble effect wipe clean work surfaces with one and a half basin sink, drainer and mixer taps. Integrated oven, four burner hob and pull out extractor. Tiled splash backs. Ample space for a good sized dining/breakfasting table. Window formation over looks the rear garden.

Downstairs Cloakroom WC

Handy for the growing family the Cloakroom WC 's facilities comprise corner wash hand basin and low flush WC.

Upper Floor

Stairs and Landing

A wide stair case rises to the upper level. The landing has internal doors leading to all three bedrooms and the family bathroom. Ceiling hatch leads to the attic space. Two separate cupboards offer great storage.

Bedroom One

An excellent sized double bedroom positioned to the rear of the property with window formation over looking the enclosed rear garden.



Bedroom Two

The second spacious double bedroom, this time located to the front of the property with window formation over looking the open grassed area. Two sets of built in cupboards/ wardrobes.

Bedroom Three

The third bedroom is again positioned to the front with window formation over looking an open grassed area. Built in stairwell cupboard.

Family Bathroom

The generous sized bathroom has replacement three piece suite comprising low flush WC, pedestal wash hand basin and full sized panel bath that includes a wall mounted electric shower and shower screen. Tiling to the bath and shower areas. Opaque glazed window.

Gardens

The garden to the front of the property is designed for easy maintenance, enclosed within decorative exposed brick walls. A gate leads to the side of the property and allows external access to the rear garden. The rear garden is again low maintenance laid mainly to mono block with display areas, raised flower beds, mature trees and timber shed.

Heating and Glazing

Double Glazing, Gas Central Heating, Replacement Roof

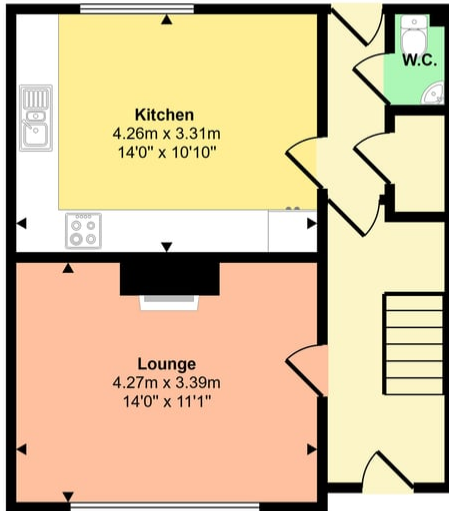
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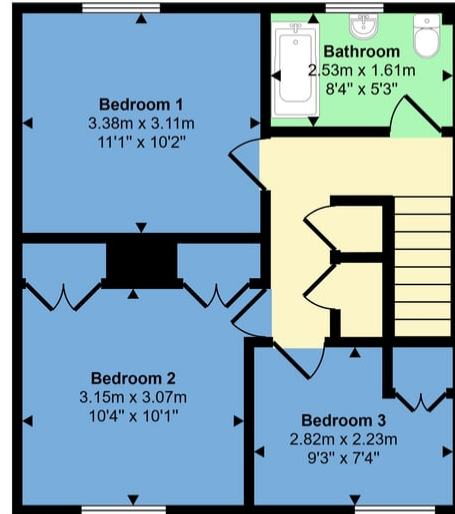




Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 42 sq m / 457 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+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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