



Offers Over £620,000  
Dalma



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# Dalma

Balcurvie, Leven, KY8 5DS

A STUNNING EXECUTIVE DETACHED VILLA set within its own beautifully landscaped grounds that includes a large double garage and an expansive mono block drive. This wonderful family home comprises on the ground floor; Vestibule, spacious hall, superbly presented Lounge, the most luxurious of High End Kitchen/ Family Room with the largest of island breakfast bars and Swedish style Log Burner, Delux family bathroom, further reception Room/Games Room with fully fitted bar, Guest bedroom with en-suite (Presently being Utilised as a gymnasium) Bedroom Six and the Utility Room. The upper Floor accommodates The master Suite (Bedroom, dressing room and luxurious bathroom) three further bedrooms (Total Six Bedrooms) Cinema Room and Upstairs Shower Room. The whole property is in exquisite order throughout, QUALITY QUALITY QUALITY.





### Entrance Vestibule

Access to this fabulous family home is through modern solid oak double external doors with leaded glass inserts. The Vestibule enjoys cornice to the ceiling and quality grey oak finished laminate flooring.

### Main Hall

The main Hall has high end internal doors leading to the lounge, kitchen/family Room, Family Room/ Kitchen, Bedroom Five, the luxury family bathroom, the Utility Room, Games room and Gym/Guest Bedroom, Built in cupboards. The third cupboard houses the downstairs gas boiler (Installed 2023) Quality grey oak finished laminate flooring. Professional modern decoration . The fabulous double oak staircase with magnificent cathedral style windows rise to the upper gallery hall.

### Lounge

A wonderfully appointed public room, located to the front of the property with extensive window formation over looking the front drive and gardens. Full cornice to the ceiling. Fabulous bespoke acoustic panelled feature wall. Focal point for the room is a contemporary individual wall mounted gas fire. Concealed wiring and wall bracket for flat screen television. Solid oak flooring.

### Kitchen/ Dining Room/ Family Room

A stunning triple function room has two internal doors from the hall leading to the kitchen and family room areas. The family (Lounge) area is superbly spacious and has room for the largest of lounge suites plus additional free standing furniture. A focal point for this area is the contemporary Swedish style Log burner set upon a circular marble hearth. Additional features include an aquarium and extensive designer wine rack. The German high end luxury kitchen offers a range of floor and wall storage units, drawer units including pan and concealed drawers. plus the largest of split level island breakfast bars (4m plus long). with matching "Silestone " work surfaces with Inset composite sink. The "Neff appliances include eye level microwave oven set between two conventional fan assisted ovens, halogen instant heat hob (set within island breakfast bar) with over head jet finished flush Extractor integrated and concealed dish washer, space for American style fridge freezer, Three sperate large window formation maximise natural light. Italian style over sized porcelain tile flooring.





### Family Bathroom

This family bathroom is located on the ground floor, the superior facilities are by "Villeroy and Boch" and comprise wall mounted low flush WC with concealed cistern, contemporary bowl style wash hand basin set upon an attractive vanity and modern double ended curved bath ,contrasting tiled wall with split face tiling. Individually designed chrome finished towel rail. Over sized tiled flooring. Opaque glazed window.

### Utility Room

Again offering excellent dimensions, the utility room offers a supply of co-ordinated base storage units , granite effect wipe clean work surfaces with inset one and a half basin enamel sink, tiled splash backs. Larder style cupboard. Plumbing for automatic washing machine. Space for tumble dryer.. Slate tile flooring. Window formation and external door egress to the side of the property



### Games Room and Bar

A further fabulous public room, this time positioned to the rear of the property, one of the main feature of the room is the most impressive of over sized bay window formations over looking the beautifully landscaped rear garden. French style glazed door exits to the splendid raised terrace. An addition facility of the room is a First Class fully fitted bar (that includes, sink, polished granite bar and work tops, fridges etc). The quality grey oak finished flooring continues through from the hall. Double internal French style doors open into the Gym/Bedroom Six..

### Gym/ Guest (Sixth) Bedroom

This room is presently functioning as a good sized gym, but could be easily altered to form an additional public room or Guest Bedroom. .A floor to ceiling window and sliding glazed door egress to the raised rear terrace, Further window formation looks to the side of the property. Additional internal doors lead to the Hall and En-Suite.



### Guest En Suite Shower Room

This En-Suite shower room is tiled throughout, three piece suite comprises low flush WC, wall mounted wash hand basin and enclosed and tiled double shower compartment. with thermostatically controlled shower. Quality grey oak finished laminate flooring.

### Bedroom Five

Located on the ground floor to the front of the property this spacious double bedroom has a window formation over looking the front drive and gardens. Coving and down lighters to the ceiling. Quality laminate flooring.

## Stairs and Upper Hall

### Stairs

The most impressive of double staircases command the hall and rise to the upper level. The magnificent cathedral style windows lend light to both lower and upper halls. Modern light oak balustrade and finishings

### Gallery Upper Hall

The Glorious Gallery Upper Hall offers access to the Master Suite, Bedrooms two, three and four plus the family bathroom. Two cupboards allow for storage. The magnificent Cathedral windows offer an abundance of natural light Ceiling hatch leads to the attic space.



## Master Suite

### Master Bedroom

A fabulously presented over sized double bedroom, positioned to the front of the property with glazed door exiting to the Juliet Balcony and together with two further window formations offer views of the front garden, expansive drive and on over lower Levenmouth to the Forth Estuary and Lothians beyond. Internal doors from the bedroom lead to the walk in wardrobe/dressing room and the Master En-Suite Bathroom.

### Walk In Wardrobe/ Dressing Room

The Walk In Wardrobe/ Dressing room is located and accessed from the Master Bedroom. Fully fitted with ample storage and hanging space.

### Master En-Suite Bathroom

The superb Master En-suites is tiled throughout, facilities comprise High end cushioned double ended bath, the fabulous vanity encloses the wash hand basin, low flush WC plus enclosed and tiled separate shower compartment with German style thermostatically controlled shower that includes full body jet washes and rainfall shower head. Tiled flooring. Panelled ceiling with down lighters.

Approx Gross Internal Area  
411 sq m / 4429 sq ft



Ground Floor  
Approx 228 sq m / 2427 sq ft

First Floor  
Approx 161 sq m / 1729 sq ft

Garage  
Approx 25 sq m / 273 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 Simple 300.



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>80</b>	<b>84</b>
(55-68)	<b>D</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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