



Offers Over £335,000
3 Sillerhole Road
Leven, KY8 5NB



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Sillerhole Road

Leven, KY8 5NB

A beautifully presented home offering bright, spacious accommodation throughout, ideal for modern family living. The property features a welcoming lounge, a well-appointed kitchen, and generously sized bedrooms, complemented by contemporary décor. Outside, you'll find private garden space perfect for relaxing or entertaining. Situated in a sought-after location close to local amenities, schools, and transport links, with direct access in Letham Glen form the well maintained garden. This property is an excellent opportunity for buyers seeking comfort and convenience. Property must be viewed to be appreciated, viewing strictly by appointment.





Vestibule

Entry to this spacious family home is via modern UPVC panel and glazed door. Opaque glazed brick effect side window allows extra natural light. A Further fully glazed UPVC door leads into the main hallway with glazed panelling either side of the door.

Hallway

A bright welcoming spacious hallway runs through the centre of the home leading to the wide staircase rising to the upper level. Doors give access to, Lounge, Dining Room, Kitchen, Bathroom, Bedrooms 2 and 3 and the Cellar.

Lounge

Flooded with natural light this spacious room located to the front of the property with double window aspects looking to the front and side gardens. A well presented spacious room, neutral decor, coving and central ceiling light.

Dining Room

Located to the side of the property with large bay window over looking the driveway and side gardens. A well sized room which can accommodate the largest of dining tables and further furniture. This room could also easily be used as a fourth double bedroom. Neutral decor and coving to the ceiling.



Kitchen

A modern designed and fully fitted kitchen offering a variety of wall and floor storage units, drawers and lower table style breakfast bar. Wipe clean work surfaces with inset stainless steel sink with drainer and mixer tap, four burner hob with oven below and coordinating stainless steel extractor above. Integrated fridge, dishwasher and concealed washing machine. Tiled splashback and large window gives plentiful natural light and overlooks the side garden area and driveway. Further door leads to the lean-to conservatory and two large storage cupboards.

Conservatory

The lean-to style conservatory, brick built to knee height and double glazed throughout with door leading out to the side garden of the property. Feature exposed brick and neutral decor with tiled flooring.

Bathroom

Located at ground level this excellent sized family bathroom with four piece suite comprises; Large corner bath, curved enclosed corner shower with thermostatically controlled shower, low flush wc and sink inset to a modern tasteful vanity unit offering plenty of storage. Extensively tiled throughout.



Bedroom 2

A well sized double bedroom with large corner window aspect over looking the side and front of the property and allowing natural light. Room benefits from extensive built in wardrobes with sliding doors, two of which are fully mirrored. Fresh neutral decor throughout.

Bedroom 3

Located to the front of the property with large window overlooking the front garden and onto Letham Glen beyond. A further good sized double bedroom, fresh neutral decor throughout.

Cellar

Access from the main hallway, a short wooden staircase leads down to the cellar below. With lighting already there this could make excellent storage space, or ideal for a wine cellar or such like.



Upper Level

Bedroom 1

A fantastic sized bedroom on the upper level with large window formation allowing an abundance of natural light, over looking the front garden and onto Letham Glen. Views from here can be seen as far as the Forth Estuary and beyond on a clear weather day. Two further doors lead to excellent storage into the eaves on either side of the room, both side with lighting a partially floored. One side sits above the bathroom on the ground floor which could allow access for a water supply allowing an ensuite to added with the appropriate planning.

Gardens and Garage

Extensive gardens wrap around this property and provides parking for multiple vehicles. A variety of well kept garden areas laid to lawn and decorative paving creating seating areas all in kept with brick built walls and iron fencing. A separate brick built garage with up and over door with lean-to storage/workshop area to the side. Gate to the side of the property also gives direct access into Letham Glen.

Heating and Glazing

Double glazing and gas central heating



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	75
(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	

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.

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