



Offers Over £179,950
64 Myreside Avenue



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Myreside Avenue

Kennoway, Leven, KY8 5EW

A Very individual property, This SEMI DETACHED FAMILY HOME has been extended and fabulously modernised, accommodation is on three levels with ground floor level comprising: Hall, superbly appointed lounge, modern high end kitchen and shower room, the upper floor accommodates three excellent sized double bedrooms, The lower floor conversion forming a further very spacious bedroom or public room, a second shower room and a spacious Utility Room. Landscaped Gardens with mono blocked drive and workshop. A superbly presented Family Home in MOVE IN CONDITION.





Hall

Principle access to this fabulous Family Home is through an attractively finished panelled and pattern glazed UPVC external door. The spacious hall has quality replacement light oak internal doors leading to the lounge, and shower room. An internal fire door accesses the kitchen. The staircase rises to the upper level. Quality light oak skirting and door surrounds. A deep cupboard with bi folding door allows for storage. Modern panelling to dado rail level. Quality oak finished laminate flooring.

Lounge

A fabulous bright well proportioned public room with Floor to ceiling window and sliding door exits to the front garden area, window looking to the rear of the property and a third window looking to the side. Focal point for the room is an attractive real flame gas fire set within marble surround, marble hearth and alabaster style mantle. Professional neutral decor throughout. Coving and central ceiling rose.



Kitchen

The kitchen has been thoughtfully replanned and modernised. Boasting a good supply of light beechwood finished floor and wall storage units, drawer units, display cabinets, pull out carousel storage, marble effect wipe clean work surfaces with inset composite sink, drainer and mixer taps. Fully tiled splashbacks. All power points and switches finished in brushed chrome. Integrated electric fan assisted oven, four burner gas hob and modern chrome finished chimney style extractor. Space for slim line dishwasher. The matching fridge and freezer are included. Coving and down lighters to the ceiling. Two separate window formation over look the landscaped, south facing rear garden. A new staircase descends to the lower level.

Shower Room

The Family shower room has been redesigned, extensively tiled and including a modern panelled and mirrored ceiling with downlighters. Three piece suite comprises low flush WC, pedestal wash hand basin and fully enclosed and tiled shower compartment that includes thermostatically controlled shower. Tiled flooring.



Upper Floor

Main Stairs and Landing

The main stairs rise to the upper level, a window at the turn of the stairs allows for natural light. The Landing has quality replacement doors leading to all three double bedrooms. Extended ceiling hatch access the attic space.

Bedroom One

A superior sized double bedroom with double aspect windows looking to both front and rear of the property. The rear window enjoys superb scenic views over lower Levenmouth to the Forth Estuary and Lothians beyond. Built in wardrobe. Wall bracket for flat screen television. Fresh neutral decor.

Bedroom Two

The second excellent sized double bedroom, positioned to the rear of the property with window formation enjoying these fabulous views to the south. Built in fully fitted wardrobes extend along the entire length of one wall. An additional cupboard houses the gas combi boiler and allows for additional storage. Fresh neutral decor.



Bedroom Three

The third double bedroom is positioned to the front of the property with window formation over looking Myreside Avenue. Two separate double cupboards offer storage. Overhead cupboard. Fresh neutral decoration.

Converted Lower Floor

New Lower Staircase and Lower Hall

A new internal staircase descends from the kitchen into the lower floor. The lower Hall offers access to the Utility room and an inner hall. An external door exits to the raised terrace. Wall lighting on the stairs. Tiled flooring. Down lighters to the ceiling.

Utility Room

The Utility Room enjoys floor base units, plumbing for automatic washing machine. Marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Tiled flooring continues through from the hall.

Inner Hall

The Inner hall is open plan to the fourth bedroom/ Second Public Room. An internal door accesses the second shower room. Quality American oak finished laminate flooring. Down lighters to the ceiling.



Fourth Bedroom / Second Public Room

Forming the main part of the conversion on the lower floor this spacious room has Double French style doors opening directly onto the south facing raised terrace. Very spacious and could easily form a fourth superior sized double bedroom or additional public room. American oak finished laminate flooring. Deep cupboard offers storage. Bracket for wall mounted television. Down lighters to the ceiling.

Shower Room

The second Shower Room is extensively tiled, three piece suite comprises low flush WC. Wall mounted wash hand basin and enclosed and contrasting tiled shower compartment with "Mira" electric shower. Raised ladder style heated towel rail. Vanity shelving. Tiling to the floor.

External Workshop

Located in the rear garden the workshop is constructed of brick, breeze block and a pitched tiled roof. Light and power. This could easily be converted to form a Home Office, Studio etc.



Gardens

The gardens to the front and side of the property have been designed for easy maintenance, mainly laid to stone chips and expansive mono block drive with bin storage area. The SOUTH FACING rear garden has been thoughtfully replanned and comprise of a substantial elevated decked terrace, clothes drying area, wagon wheel patio and large brick built workshop

Heating and Glazing

Gas Combi Central Heating. Quality Double Glazing.

Contact Details

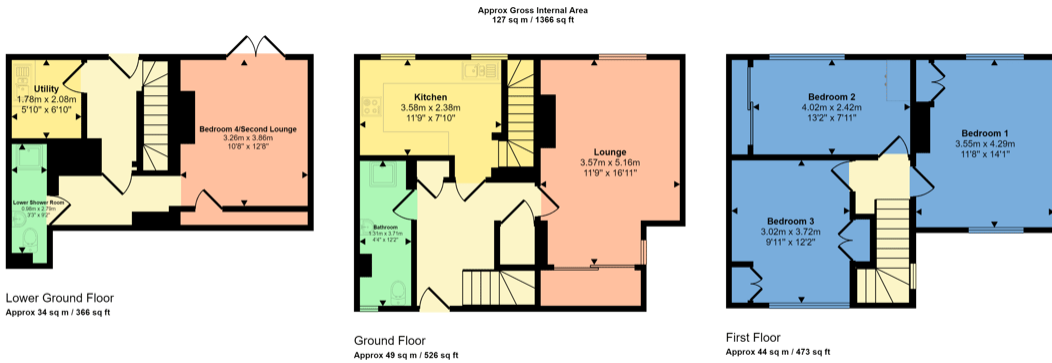
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SONIC TAPE

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.



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	72	82
(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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