



Offers Over £185,000
7 Montrave Crescent
Leven, KY8 4EG



DELMOR
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Montrave Crescent

Leven, KY8 4EG

Located within an ever popular and sought after location. This SUPERB SEMI DETACHED VILLA is within walking distance of all three Primary Schools plus many further local amenities. The kitchen, downstairs family shower room and upstairs Cloakroom WC have all been remodelled to a high specification. Accommodation comprises: Hall, tastefully appointed lounge, fabulous remodelled Kitchen, and redesigned Family Shower room, upstairs accommodates three excellent sized bedrooms and an upstairs WC. Generous Garden with Drive. A fantastic family home that MUST be viewed to be appreciated.





Hall

Principle access to this IDEAL FAMILY HOME is through a traditional external door. The hall leads to the lounge, remodelled kitchen and redesigned family shower room. A wide staircase rises to the upper level.

Lounge

A tastefully appointed public room positioned to the front of the property with large window formation over looking the front garden and Montrave Crescent. Recessed display alcove.

Kitchen

The kitchen is completely remodelled and enjoys a range of modern high end floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with matching wet walled splash backs and inset sink, drainer and mixer taps. Low level double oven and extended hob. Space for American style fridge freezer. Window formation and external door exit to the expansive rear garden.



Shower Room

The shower room has been beautifully redesigned and is wet walled throughout. Three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity and double shower compartment with drying area. Chrome finished extended towel rail. Opaque glazed window.

Upper Floor

Stairs and Landing

A wide staircase rises to the upper level, the landing leads to bedrooms one and two plus a small inner hall that in turn leads to Bedroom three and the upstairs cloakroom WC.

Bedroom One

An excellent over sized double bedroom positioned to the front of the property with triple window formation over looking Montrave Crescent. The wardrobes are included.

Bedroom Two

The second double bedroom has a double aspect corner window looking to the front and side of the property.



Bedroom Three

The third bedroom is positioned to the rear of the property with window formation over looking the expansive rear garden it is accessed from a small inner hall that also accesses the upstairs cloakroom WC.

Upstairs Cloakroom WC

A small inner hall leads to bedroom three and the upstairs cloakroom WC. Wet walled to dado rail level, facilities comprise low flush WC and wash hand basin set into an attractive modern vanity.

Garden

The garden ground to the front of the property is designed for easy maintenance, the stone chipped drive runs to the side of the property. The expansive rear garden is mainly laid to lawn with a large patio and a bin storage area. Shed.

Heating and Glazing

Gas central heating. 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.

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

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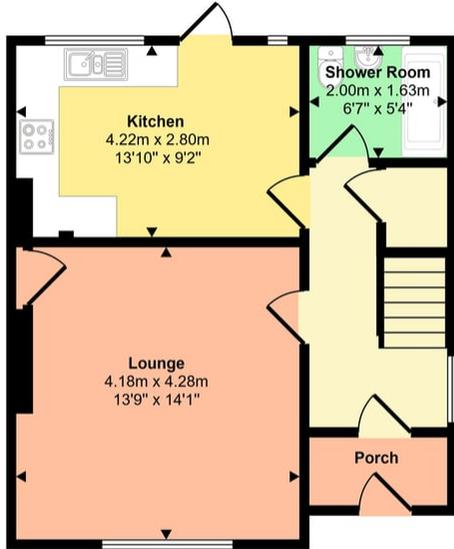
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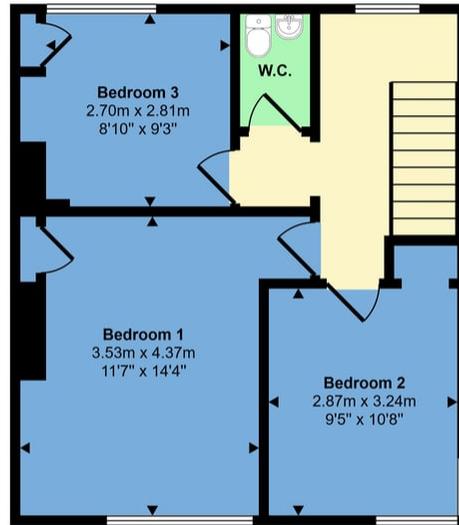




Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 45 sq m / 483 sq ft



First Floor
Approx 47 sq m / 511 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	72	78
(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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