



Offers Over £179,000
13 Blinkbonny Road



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Blinkbonny Road

Arncroach, KY10 2RW

This substantial and attractive SEMI DETACHED VILLA enjoys a wonderful location in the pretty Fife hamlet of Arncroach with stunning uninterrupted views from both front and rear of the property. Front window enjoy views over rolling countryside and the rear windows look over fields to the Firth of Forth and beyond. The house offers spacious accommodation with benefits from sealed unit double glazing throughout, system of electric heating by 'Fischer' room heaters in the lounge and hall and wall mounted panel heaters in the bedrooms. One the ground floor there is Lounge, kitchen and bathroom, the upper level accommodates three good sized double bedrooms. Well laid out and attractive gardens to front and rear.





Hall

Good quality UPVC front door with inset glazed panels give access to this hall which gives access to the lounge, kitchen and bathroom. Staircase rising to the upper level. Deep understairs storage cupboard and a further cloak cupboard.

Lounge

4.54m x 4.44m (14' 11" x 14' 7") At widest. Attractive public room running from front to rear of the property with windows at both ends. Back window enjoys stunning views over rolling countryside and on over the Firth of Forth. Original tiled fireplace and alcove with shelving and drawers. 'Fischer' electric heater.

Kitchen

2.98m x 2.61m (9' 9" x 8' 7") Kitchen opens from the hall and is on the rear of the property with a window enjoying stunning country and sea views. Kitchen is fitted with wall and floor storage units, wipe clean worksurfaces and a one and half bowl sink and drainer. Space for Fridge freeze, space for electric cooker.



Rear Vestibule

Opens from the kitchen with UPVC door including glazed panel opens to the garden. There is a shelved storage cupboard plus further larger storage cupboards and larder.

Bathroom

2.42m x 1.50m (7' 11" x 4' 11")

Bathroom is on the side of the property with a frosted glass window providing light and ventilation. Bathroom is fully tiled. Pine panelled ceiling. Bathroom is equipped with a three piece suite comprising WC, pedestal wash hand basin and bath complete with mixer type shower.

Upper Level

Stairs and Landing

Staircase rising from the hall to the upper level passed a large window giving access to all three bedrooms. Deep cupboard shelved for storage of linen.



Bedroom One

4.42m x 2.97m (14' 6" x 9' 9")

Spacious double bedroom running from front to rear of the property with windows to both front and rear. Window to the front enjoys a lovely open view over countryside and to the rear over fields to the sea. Built in wardrobe. Further cupboard which houses the hot water cylinder and shelved for linen.

Bedroom Two

4.29m x 2.52m (14' 1" x 8' 3")

Second bedroom again a double with front facing window enjoying lovely views. Built in wardrobe. Panelled wall heater.

Bedroom Three

4.31m x 2.22m (14' 2" x 7' 3")

Spacious double bedroom located on the back of the property with window enjoying a lovely open view over countryside.

Gardens

Gardens to front and rear of the property. Front gardens are enclosed within hedges and fencing with gate leads to paved footpath to the front door. Rest of garden laid out to lawn. Further garden to the rear which is very well laid out and enclosed also. Lawn, vegetable plot, greenhouse and garden shed.



Heating and Glazing

Double glazing. Fischer electric heating.

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
www.delmorestateagents.co.uk

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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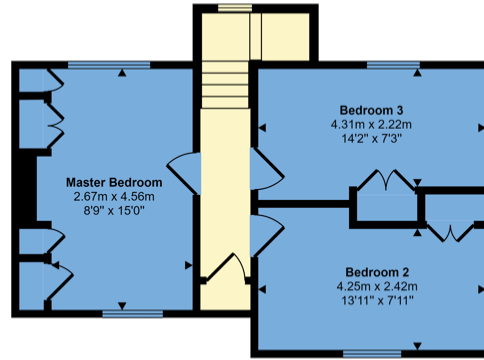
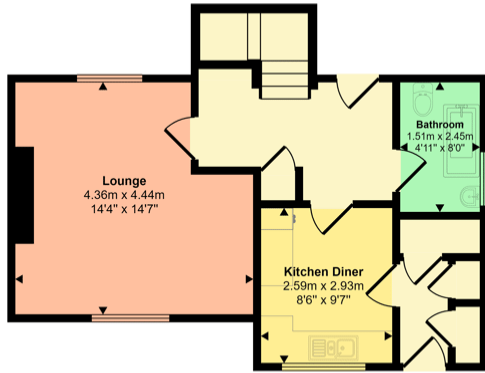
FREE VALUATION

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Approx Gross Internal Area
92 sq m / 986 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft

First Floor
Approx 46 sq m / 497 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		78
(55-68)	D	58	
(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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