



Offers over £160,000
45 George Street


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George Street

Markinch, Glenrothes, KY7 6AT

Location, Location, Location. This SEMI DETACHED VILLA is positioned in the heart of this sought after village and is within easy walking distance of shops, restaurants, pubs, the railway station, Balbirnie and Dixon Parks, the Primary School and many other amenities. Accommodation comprises: Vestibule, Hall, bright spacious lounge, kitchen, tiled bathroom and three excellent sized double bedrooms. Gardens, drive and timber garage. Gas Central Heating. Double Glazing. An ideal family home boasting a fantastic sought after location. Viewing strictly by appointment.





Vestibule

Access to this family home is through an attractive UPVC external door with opaque glazed insert. The Vestibule has wood effect flooring. A wood and glazed internal door leads to the hall.

Hall

The hall leads to the lounge and family bathroom. A wide staircase rises to the upper floor. A window formation at the bottom of the stairs allows for natural light. Two separate cupboards offer storage.

Lounge

A bright spacious well appointed public room positioned to the front of the property with window formation over looking the front garden and George Street. A display fireplace with marble hearth is set within a stone fireplace that includes both a timber mantle and television plinth. Fifteen pane glazed and timber doors lead to the kitchen and Hall.



Kitchen

The kitchen has a good supply of oak finished floor and wall storage units, display shelving and cabinet, granite effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Tiled splash backs. Integrated fan assisted electric oven, four burner hob and fixed extractor. Concealment for upright fridge freezer. Plumbing for automatic washing machine. Window formation and door exit to the rear garden.

Family Bathroom

The Family Bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted "Mira" electric shower and glazed shower screen. Opaque glazed window.

Upper Floor

Stairs and Landing

A wide staircase rises to the upper level. The turn of the stairs has a window looking to the side of the property plus a cupboard allowing storage. The landing offers access to all three double bedrooms. Ceiling hatch leads to the loft space.



Bedroom One

A superior sized double bedroom positioned to the rear of the property with window formation over looking the rear garden area. Built in cupboard.

Bedroom Two

A second excellent sized double bedroom positioned to the front of the property with window formation over looking George Street. Built in cupboard.

Bedroom Three

The third double bedroom is again positioned to the front of the property with window formation over looking George Street. Recessed alcove with display shelving. This room is presently utilised as a second lounge but forms an excellent double bedroom.

Garden and Garage

The property has garden to front, side and rear of the property. Laid to lawn, flower beds and shrubberies, flagstone patios and pathways, mono block drive, timber garage and 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

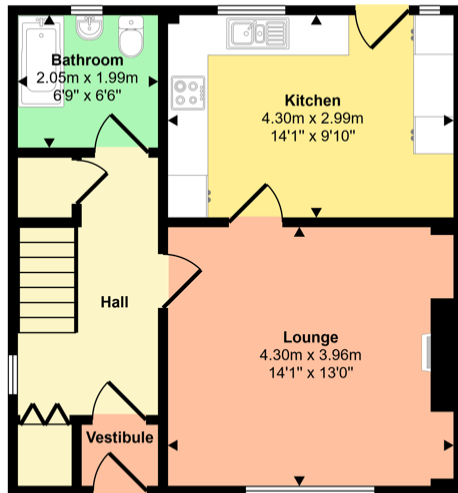
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

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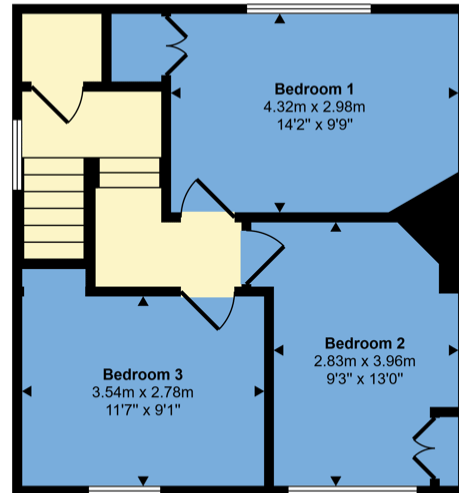
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft



First Floor
Approx 46 sq m / 495 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.

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