



Offers Over £355,000
Isla Cottage



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Isla Cottage

Baintown, Leven, KY8 5SJ

AN OUTSTANDING COTTAGE BUNGALOW located within the quiet hamlet of Baintown and boasting glorious panoramic views over the Forth Estuary and Lothians beyond. Going beyond Show House presentation, this fabulous family home comprises: Halls, stunning lounge opening onto the south facing terrace, sitting room with log burner, Sun Room, High end cottage style kitchen with range cooker, open plan dining room, luxurious family bathroom, five excellent sized bedrooms and redesigned shower room, expansive garden and through and through garage. A stunning family home in true move in condition





Main Hall

Access to this stunning family home is through a traditional timber and double glazed external door. The hall has double French style doors opening into the fabulous lounge, access is also gained to the luxury family bathroom, the kitchen and two bedrooms. Ample fitted cupboards offer great storage. Quality American oak finished laminate flooring. Professional modern decor.

Family Lounge

A simply fabulous public room positioned to the rear of the property. Floor to ceiling windows offer glorious uninterrupted views to the south over lower Leven, the Forth Estuary and Lothians beyond (Everything from the Bass Rock, North Berwick point all the way round to the hills of Edinburgh) Double French style doors open onto the superb south facing terrace. The focal point for the room is a traditional inset log burner. Individually lit flat screen television wall. Modern professional decor. The quality American oak finished flooring continues through from the hall.

Kitchen and Open plan Dining room.

The superbly modernised kitchen retains the theme of the property and offers an excellent supply of high end Cottage style floor and wall storage units, curving storage units, block wood effect wipe clean work surfaces with inset Belfast sink with chrome finished mixer taps. Fabulous full range cooker, plumbing for automatic dishwasher, space and plumbing for American style Fridge

Freezer. Power points finished in brushed chrome, Window formation looks to the west, further bespoke high level windows offer additional natural light. The open plan dining room enjoys built in bench seating. The extra large dining table is also included.

Lounge

A few steps takes you into the dining room to the sitting room. A further beautifully presented public room located to the rear of the property with window formation offering glorious views over the expansive garden and further south over lower Leven mouth to the Forth Estuary and beyond. The main feature for the room is a traditional inset dual fuel burner set upon a marble hearth. The Sitting room is semi open plan to the rear hall. An internal door leads to the master bedroom. The room retains the original polished parquet flooring.

Master Bedroom

The superbly spacious and fabulously presented Master Bedroom has two separate window formation looking to the front and an additional window looking to the rear (all windows offering great views) A very large cupboard offers excellent storage (possible potential for alteration to an en-suite subject to planning and consents.) Ceiling hatch leads to one of the attic spaces. Tasteful decor throughout.

Rear Hall

The rear hall is accessed from the sitting room and





in turn offers access to the shower room, bedroom Two and the sun Room

Sun Room

The sun Room is positioned to the rear of the property, window formation on two sides and double French doors offers the fabulous views and accesses to the expansive gardens. The current owners presently also use this as a utility area and is plumbed for an automatic washing machine.

Shower Room

As with the whole property, the modernised shower room is finished to the highest of order. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and wet walled double shower compartment with German style thermostatically controlled shower that includes both hand held and rain drop head shower fittings. Raised ladder style heated towel rail.

Bedroom Two

The third bedroom is positioned to the front of the property, a bow style window formation offers views down towards Bonnie Bank with Largo Law in the distance, Beautifully presented, Fitted wardrobes with mirrored sliding doors extend along the greater part of one wall. Recessed display shelving.

Bedroom Three

A good sized double bedroom, (Presently

presented as a single) Window formation attracts natural light.

Bedroom Four

The fourth double bedroom is accessed from the main hall and is positioned to the rear of the property. Window formation offers stunning views to the south. Feature wall decoration

Bedroom Five

An excellent sized double bedroom, presently being utilised as a Home Work Room. Window formation looks to the front of the property, built in wardrobe with sliding doors.

Luxurious Family Bathroom

The luxurious Family Bathroom has been completely redesigned, beautifully finished and extensively wet walled and tiled, Four piece suite comprises low flush WC, pedestal wash hand basin, double ended panel bath and enclosed and wet walled extra large shower compartment with German style thermostatically controlled shower. Opaque glazed window.

Gardens

The expansive gardens to the rear of the property are south facing and offer these marvellous panoramic views. Laid to grass and lawns with drying green, stone chipped seating areas and patios, raised terrace, flower beds and shrubberies. Secure parking (Vehicle access from the through





and through garage) Sheds and out houses.

Through and Through Garage

The through and through garage is an integral part of the property, An electrically operated vehicle door is accessed from the main road. A further vehicle door to the rear leads to the secure parking.

Heating and Glazing

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

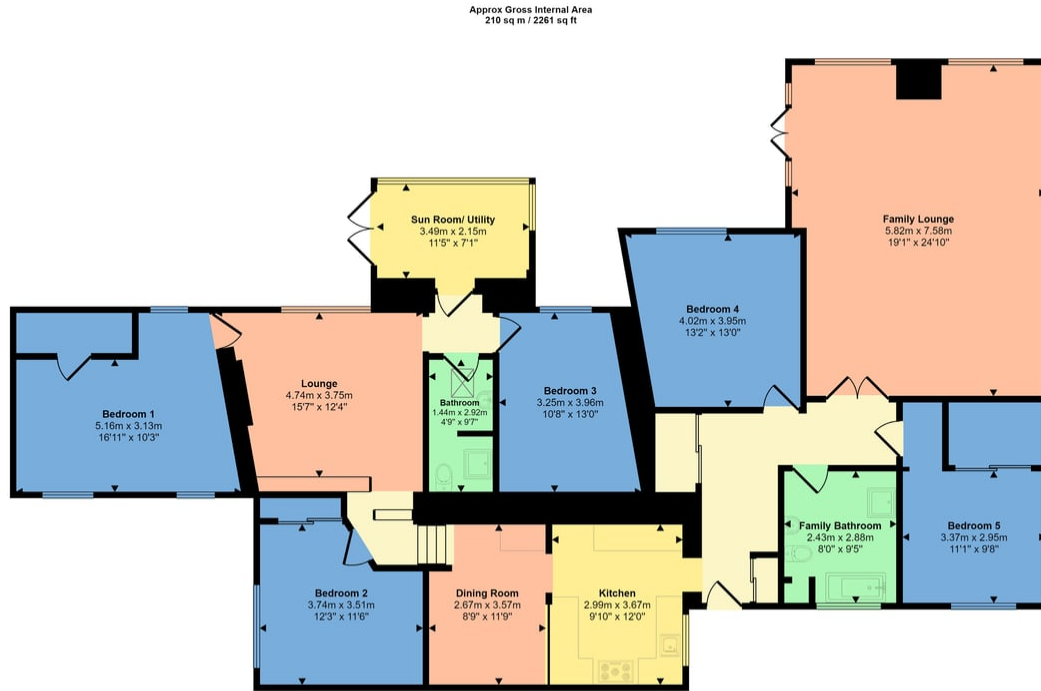
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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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.

FREE VALUATION

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Floorplan

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		75
(55-68)	D	65	
(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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