



Offers Over £99,950
169 Sea Road



DELMOR

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Sea Road

Methil, Leven, KY8 2EQ

This END TERRACED BUNGALOW has been extended into the attic and now accommodates (on the ground floor) Hall, spacious lounge, breakfasting kitchen, bedroom two and the wet/shower room, the upper floor accommodates the Master Bedroom and full En-Suite bathroom. Gas Central Heating. Double Glazing. Easily maintained garden to the front and a shared drying green to the rear. Local shops, the Primary School and other amenities are all located close buy. Viewing strictly by appointment





Hall

Access to the property is through a high end UPVC external door with pattern glazed insert. An opaque glazed floor to ceiling window to the side of the door allows for natural light. The hall has replacement internal doors leading to the lounge, downstairs bedroom and downstairs wet/shower room. A staircase rises to the upper level.

Lounge

A bright spacious public room positioned to the front of the property with window formation over looking Sea Road. Focal point for the room is an attractive display fireplace set inside an attractive surround. Deep cupboard offers storage. Dado rail decoration.

Breakfasting Kitchen

The Breakfasting Kitchen enjoys a good supply of light elm floor and wall storage units, drawer units, display cabinets and display shelving, marble effect wipe clean work surfaces with inset one and a half basin sink drainer and mixer aps. Space for slot in cooker. Ladder style heated towel rail. Window formation and door exit to the rear of the property.

Wet/Shower Room

Located on the ground floor, facilities comprise low flush WC, pedestal wash hand basin and fully tiled shower area with self draining floor and wall mounted "Heatrae" electric shower. Opaque glazed window.

Downstairs Bedroom

A good sized double bedroom located on the ground floor, window formation looks to the rear of the property. Built in wardrobe and drawer units.

Upper Floor

Stairs and Landing

The staircase rises to the upper level, the small landing allows access to the Master Bedroom and a large walk in cupboard.

Master Bedroom

Forming the main part of the attic conversion this spacious over sized double bedroom has a Velux window formation looking to the front of the property. Cupboard allows for storage. Fresh decor. A further door leads to the Master En-Suite Bathroom.





Master En-Suite Bathroom

Tastefully finished, the en-suite bathroom enjoys three piece suite comprising low flush WC with concealed cistern and wash hand basin integrated into an attractive modern vanity plus a double ended Jacuzzi bath with side mounted mixer taps and shower fittings. Chrome finished ladder style heated towel rail. Opaque glazed window.

Front Garden and Shared Drying Green to the rear.

The garden to the front of the property is designed for easy maintenance additionally there is a shared drying green to the rear.

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

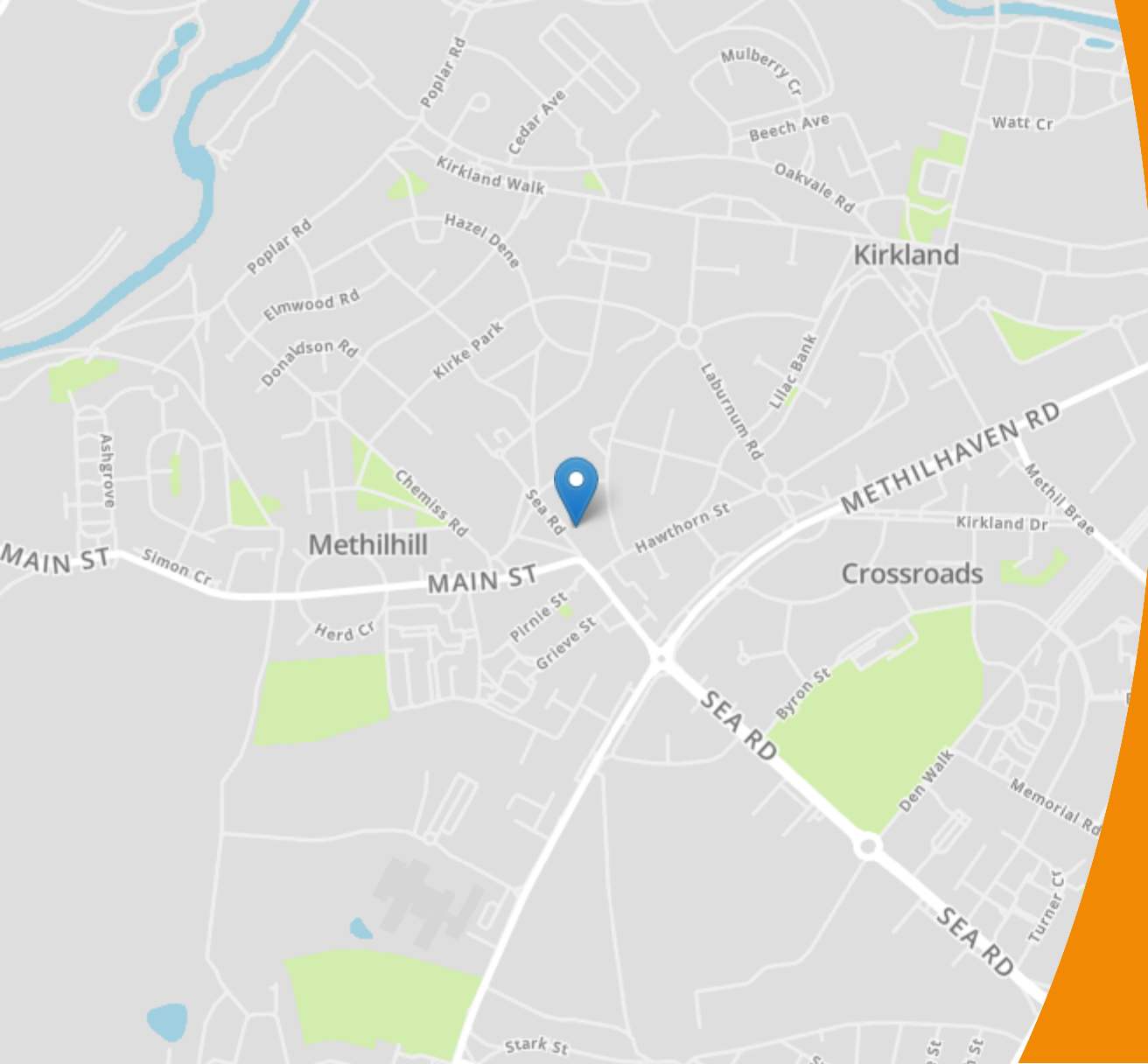
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.

FREE VALUATION

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(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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