



Offers Over £129,000  
49 Mulberry Crescent



01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)





# Mulberry Crescent

Methil, Leven, KY8 2BA

This END TERRACED FAMILY HOME is in true MOVE IN CONDITION and over looks fields and woodland. Comprises: Hall, beautifully presented Lounge Dining Room, remodelled kitchen, completely redesigned family bathroom with bath/shower combination and two excellent sized double bedrooms both with fitted wardrobes, the garage has been converted to form an external office or workshop, landscaped gardens with patio areas and mono block drive. Improvements include Quality double glazing, New Roof, Extensive solar panelling (High Rate) Gas central heating, Professional modern décor. A FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.







## Hall

Principle access for this lovely family home is through an attractive panelled and pattern glazed external door. The hall has quality replacement internal doors leading to the lounge and kitchen, a wide staircase rises to the upper level. Modern fresh decor.

## Lounge Dining Room

A beautifully presented public room. Dual function with both lounge and dining areas. Double modern French doors open into the enclosed landscaped rear garden. A window looks to the front of the property. Tasteful modern decoration on replastered walls.

## Kitchen

The kitchen has been remodelled and enjoys a good supply of modern floor and wall storage units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated oven and four burner gas hob. Tiled splash backs. Plumbing for automatic washing machine. Internal doors lead to the lounge dining room and the hall. An external door and window exit to the landscaped rear garden.



## Upper Floor

### Stairs and Landing

A wide freshly decorated staircase rises to the upper level. The landing has high end replacement doors leading to the redesigned bathroom and both double bedrooms. Ceiling hatch access the loft space.

### Bedroom One

A superior sized double bedroom located to the front of the property with window formation over looking Mulberry Crescent. Built in wardrobes with sliding doors extend along one entire wall. A further cupboard offers additional storage.

### Bedroom Two

The second spacious double bedroom is positioned to the rear of the property with window formation offering views over the rear garden, woodlands and countryside. Built in fitted wardrobes and cupboards extend along the full length of one wall.



### Family Bathroom

The Family Bathroom has been beautifully redesigned and wet walled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and "P" style bath/shower combination with "Mira Go" electric shower with glazed shower screen. Modern panelled ceiling with down lighters. Chrome finished ladder style heated towel rail. Opaque glazed window formation.

### Gardens

The garden to the front of the property is laid to lawn with surrounding chipped shrubberies. A long mono block drive runs along the side of the property. The enclosed rear garden houses the external office/workroom and is laid to lawn and patio areas. The garden to the rear borders countryside and woodland.



### External Office/ Workroom

The garage has been converted to form an external office/workroom. Glazed floor to ceiling window and sliding glazed door provides access. Light and power.

### Heating and Glazing

Gas Combi Central Heating. Quality Double Glazing. Solar panelling (High tariff return). Replastered internal walls. New Roof.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel; 013333 421816  
[www;delmorestateagents.co.uk](http://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

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

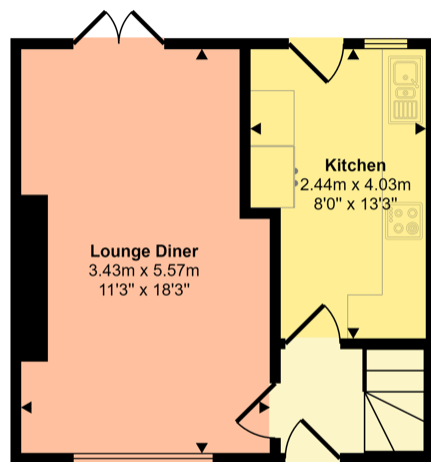
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



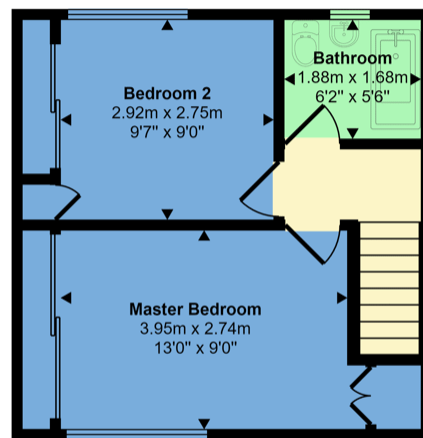




Approx Gross Internal Area  
62 sq m / 671 sq ft



Ground Floor  
Approx 31 sq m / 336 sq ft



First Floor  
Approx 31 sq m / 335 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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