



Offers Over £184,500
37 Cowley Street



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Cowley Street

Methil, Leven, KY8 3QQ

A STUNNING fabulously remodelled and renovated TERRACED COTTAGE, No expense has been spared, INTERNALLY A BRAND NEW COMPLETELY REMODELLED FAMILY HOME, very much an individual design offering modern open plan living yet retaining the charm and character of years gone by. Accommodation comprises on the ground floor: Spacious beautifully presented lounge, designer open plan kitchen with some appliances integrated, remodelled family bathroom with shower, Double bedroom and Nursery Bedroom/Home Office. The upper floor accommodates two further tastefully presented double bedrooms. Garden with large decked area and superb views. A TRUELY STUNNING REDESIGNED FAMILY HOME that goes way beyond show room condition.





Lounge

Open plan living at its best, a beautifully appointed and extremely spacious public room, open plan to both the kitchen and the staircase rising to the upper level. High End Oak Internal doors lead to the redesigned bathroom, bedroom one and the Home Office/Nursery Bedroom. Quality oak finished laminate flooring flows through into the kitchen. Feature wall decoration. Bracket for wall mounted Flat Screen television (May be included subject to price or by separate negotiation) Coving and down lighters to the ceiling. Power pointes and switches finished in polished chrome. Quality UPVC external doors exit to both front and rear.

Open Plan Kitchen

The fabulous beautifully designed kitchen is open plan to the lounge, brand new as with the rest of the property and featuring an array of high end floor and wall storage units, drawer units, display cabinets, solid oak work surfaces with inset double Belfast sink that includes antique style mixer taps, Integrated full range cooker (Two oven and five gas burners), extended extractor, integrated wine fridge, integrated and concealed fridge, freezer and dish washer, brick effect ceramic tile splash backs, power points and switches finished in polished chrome. Down lighters and coving to the ceiling. Window formation over looks the expansive rear decking to the rear and offers views to the wood land beyond.



Family Bathroom

Again completely redesigned and wet walled throughout. New Three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity and panel bath/shower combination with thermostatically controlled shower that includes both hand held and rain drop head shower fitments. Glazed shower screen, Chrome finished ladder style heated towel rail. Opaque glazed window.



Downstairs Bedroom (Bedroom Three)

The downstairs bedroom is positioned to the front of the property with window formation over looking Cowley Street. Press style cupboard houses the electric and gas meters. Further cupboard allows for additional storage. Coving and down lighters to the ceiling.

Home Office or Nursery Bedroom

Located on the ground floor to the rear of the property. Window formation over looks the rear gardens and woodland beyond. Cupboard houses the combi boiler and is plumbed for automatic washing machine.

Upper Level

Stairs and Landing

An open plan staircase rises from the lounge to the upper level. The landing allows access to two further double bedrooms.

Bedroom One

A superior sized double bedroom with Velux window formation looking to the rear. The sizes include the coombe of the ceiling. Modern radiator, power points finished in polished chrome.



Bedroom Two

A further excellent sized double bedroom, similar to bedroom one with window formation looking to the rear. Sizes again include the coombe of the ceiling. Modern radiator, power points finished in polished chrome.

Garden

The garden has again been replanned now enjoying and expansive decking areas offering views to the adjacent woodland. A new staircase access the large enclosed lawn area. Outside power points.

Heating and Glazing

New gas combi central heating with modern contemporary radiators throughout. Replacement mainly sash and case double glazing throughout. Replacement Roof.

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.

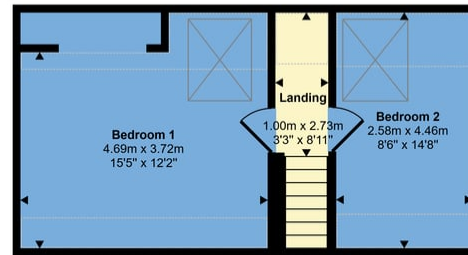
FREE VALUATION

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.





Approx Gross Internal Area
103 sq m / 1112 sq ft



Ground Floor
Approx 65 sq m / 700 sq ft

Denotes head height below 1.5m

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	74	82
(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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