



Offers Over £147,000
43 Donaldson Road



DELMOR

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Donaldson Road

Methil, Leven, KY8 2LB

A tastefully modernised EXTENDED SEMI DETACHED VILLA enjoying a popular location. This family home comprises on the ground floor: Entrance Porch, Hall, spacious well appointed lounge, fabulous remodelled HIGH END kitchen with most appliances integrated, and downstairs bedroom with en-suite shower room, the upper floor accommodates two generous sized double bedrooms and a redesigned shower room. Gardens with extensive drive (room enough for several vehicles) and BRICK BUILT GARAGE. Double glazing, gas combi central heating, fresh neutral decor and quality carpeting and floor coverings. A property that must be viewed to be appreciated





Entrance Porch

Access to this family home is through an attractively finished UPVC external door, double aspect windows look to both the front and side of the property. A further timber and opaque glazed door leads to the hall.

Hall

The tastefully decorated hall has internal doors leading to the lounge and the downstairs bedroom (bedroom One), a wide staircase rises to the upper level.

Lounge

14' 1" x 11' 6" (4.29m x 3.51m)

A spacious, well appointed public room, positioned to the front of the property with window formation over looking the front garden area. Quality replacement internal doors lead to both the hall and inner hall. Fresh modern decor.

Inner Hall

The extra wide inner hall is accessed from the lounge and open plan to kitchen. Cupboard allows for storage.



Kitchen

11' 5" x 8' 0" (3.48m x 2.44m)

Formed from the extension to the rear, this recently completely remodelled and fabulously finished kitchen offers an excellent supply of quality high end floor base units, drawer units, contrasting polished marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and contemporary mixer taps. Integrated fan assisted oven, four burner hob with jet glazed splash back and modern chimney style extractor. Integrated and concealed fridge and freezer, space for washing machine. Tiled splash backs. Double aspect windows attract natural light. External door exits to the rear garden.

Bedroom One (With En-Suite Shower Room)

11' 1" x 9' 0" (3.38m x 2.74m)

This ground floor double bedroom is positioned towards the rear of the property. Window formation over looks the rear garden. Further door leads to the En-Suite Shower Room. Cupboard offers storage.



En-Suite Shower Room

The En-Suite Shower Room enjoys three piece suite comprising low flush WC, pedestal wash hand basin and enclosed and tiled one and a half basin shower compartment with thermostatically controlled shower. Tiled flooring.

Upper Floor

Stairs and Landing

The stairs rise to the upper level, the landing offers access to two further double bedrooms and the redesigned shower room. Window formation attracts natural light. Ceiling hatch leads to the insulated attic space. Quality deep pile carpeting.

Family Shower Room

9' 6" x 5' 0" (2.90m x 1.52m)

The Family Shower Room has been completely redesigned and is extensively wet walled, three piece suite comprises low flush WC with concealed cistern and wash hand basin set into a tasteful vanity unit with ample cupboards and vanity drawers plus a superb triple base shower compartment with thermostatically controlled shower. Lowered ceiling with down lighters. Opaque glazed window.



Bedroom Two

15' 5" x 10' 0" (4.70m x 3.05m)

A generous sized double bedroom, positioned to the front of the property with triple window formation over looking Donaldson Road. Built in cupboard houses the gas combi central heating boiler and allows for additional storage. Fresh neutral decor.

Bedroom Three

A second excellent sized double bedroom this time positioned to the rear of the property with double window formation over looking the rear garden area. Fresh neutral decor. Sizes taken at their largest.

Garage

A good sized brick built single garage is accessed from the mono block drive. Roller vehicle door. Pedestrian door allows access from the rear garden.

Garden

The property has garden grounds to front and rear, laid to patio, grass, mono block drive and stone chip additional parking.

Heating and Glazing

Gas combi central heating, quality oak finished UPVC 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.



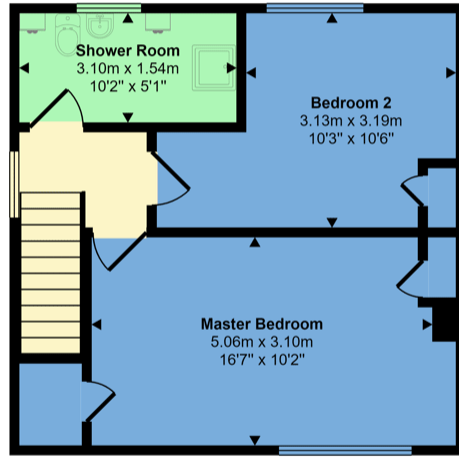
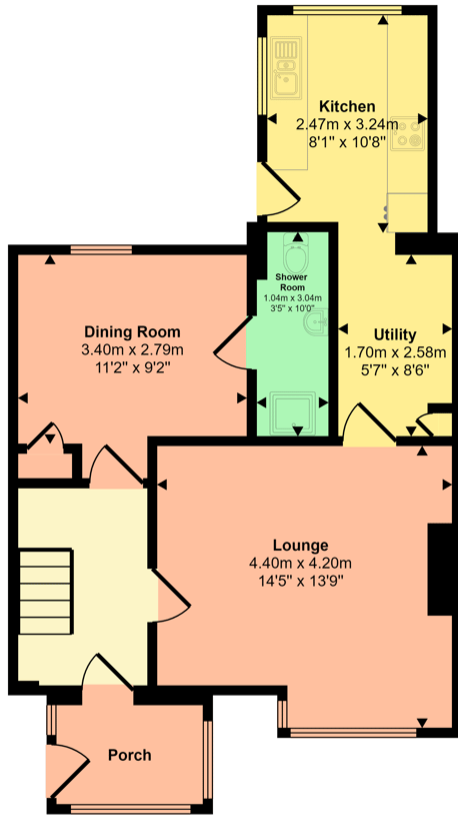
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR 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

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
97 sq m / 1047 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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	

Ground Floor
Approx 56 sq m / 604 sq ft

First Floor
Approx 41 sq m / 443 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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