



Offers Over £124,000  
30 Ward Street



DELMOR

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# Ward Street

Methil, Leven, KY8 3QA

A Beautifully presented MID-TERRACE property in the quiet setting of Ward Street. An ideal family home accommodation comprising; Entry vestibule, spacious lounge, Kitchen, Dining Room/Bedroom Four, open outlook staircase rises to upper level which offer Three Bedrooms and a Family bathroom. Fully enclosed front and back gardens as well as a great sized summer house. Fantastic First Time Buyer opportunity, viewing strictly by appointment.





### Entrance Vestibule

Entry to this well presented property is via a UPVC partially glazed door with decorative insert. Tall opaque glazed window to the side and a further partial glazed wooden door leads into the Lounge.

### Lounge

A spacious well presented Lounge with large window formation over looking the garden to the front of the property. The focal point of the room is the log burning fire set on a tiled hearth with wood mantle above. Tasteful bright decoration throughout. Coving and spot lighting to the ceiling. A feature open staircase rises to the upper floor and a partial glazed wooden door leads to the kitchen.

### Kitchen

A well fitted modern style kitchen with various high gloss finish wall and floor storage cupboards, drawers, wood effect wipe clean work surface with one and a half inset stainless steel sink with mixer tap. Four burner electric hob with extractor fan above and tiled splash back. Integrated oven. Space for free standing fridge freezer and plumbing for automatic washing machine. A Further inset glazed panel UPVC door leads to the back garden.



### Dining Room / Bedroom Four

Currently being used as a dining room this room can be accessed from the kitchen and looks to the rear of the property. Large window allows for plenty natural light. Work space beneath the window also offers storage with additional shelving to the side. Feature wall decoration, carpet to the floor with coving and central ceiling light to finish the room. Could be used as a forth bedroom if required.

### Upper Level

#### Bedroom One

A well sized Double bedroom with window formation over looking the fully enclosed rear garden. Bright decor throughout, laminate flooring and central ceiling light. Two cupboards offers storage and the room is spacious enough to accommodate further bedroom furniture.

#### Bedroom Two

Located to the front of the property a further good sized double bedroom with custom built raised bed with storage underneath and shelving to the side. Large window looks over the enclosed front garden and into the street beyond. Fresh natural decor throughout with central ceiling light.



### Bedroom Three

Also located to the front of the property with window formation over looking the front garden and Ward Street itself. Built in wardrobe with two panel doors and a full length slimline mirror between. Fresh neutral decor throughout.

### Bathroom

Located to the rear of the property with window formation over looking the rear garden. Three piece suite comprising; Low flush WC, wash hand basin inset on a tasteful vanity unit and Bath with wall mounted shower above. Extensively wet walled throughout, panelled ceiling with spot lighting. Chrome ladder style towel warmer.

### Gardens

Fully enclosed gardens to both the front and rear of the property. The front garden is fully enclosed by well built brick walls and is mainly laid to decorative stones and edging with flagstone path leading to the front door. Garden to the rear is also fully enclosed with high fencing, fully laid to patio paving offering easy maintenance. Large summer house in the rear garden.



### Heating and Glazing

Gas Central Heating and Double Glazing

### Contact Details

Delmor Estate agents  
52 Commercial Road  
Leven  
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KY8 4LA

Tel: 01333 421816

### 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

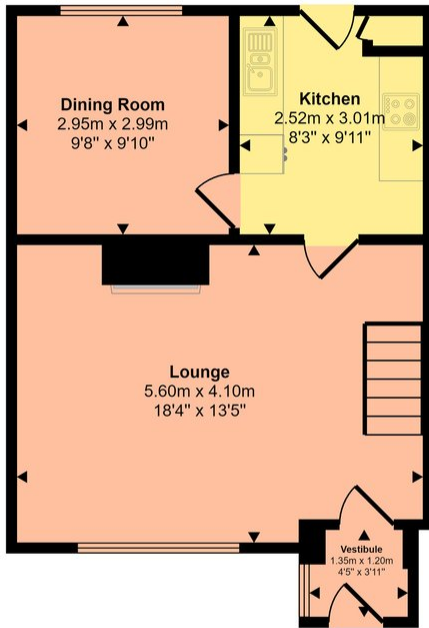
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

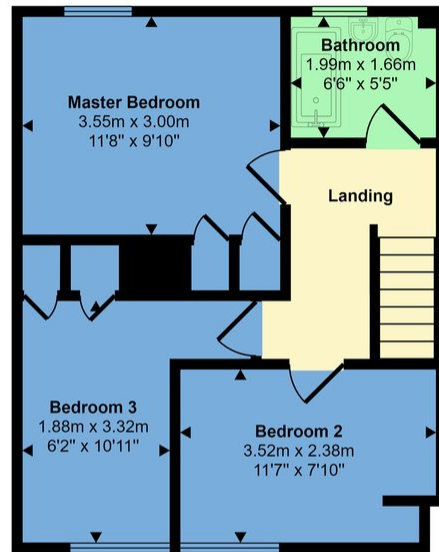
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
83 sq m / 891 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft



First Floor  
Approx 41 sq m / 439 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>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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