



Offers Over £370,000  
9 Valley Drive



DELMOR  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# Valley Drive

Leslie, Glenrothes, KY6 3BQ

A Fantastic STONE BUILT VICTORIAN SEMI DETACHED VILLA , fabulously modernised yet retaining much of its original charm and character. Beautifully presented and extremely spacious accommodation comprises: Vestibule, Reception Hall, Formal Lounge, Sitting Room, Formal Dining Room (Or Bedroom 5) Breakfasting Kitchen, downstairs shower room, four further excellent sized bedroom, redesigned family bathroom and separate WC. Tandem Garage, Outhouses. Generous sized garden and extensive tarmacadam drive (large enough for multiple vehicles). Gas central heating. Log Burners. Double Glazing. Professional Decoration. Quality finishings. A SIMPLY FABULOUS FAMILY HOME AWAITS.







#### Vestibule

Principle access to this fabulous family home is through a substantial traditional external door. A Window above the door allows for natural light. The Vestibule enjoys beautiful restored Mosaic tiled flooring and high corniced ceiling. A further glazed internal door leads to the hall.

#### RECEPTION HALL:

The hall retains its original charm and character with high moulded skirting and door surrounds, high cornice to the ceiling and refurbished original panel doors leading to the lounge, sitting room, formal dining room (or fifth bedroom) breakfasting kitchen and downstairs shower room. Two large cupboards offer great storage, a wide curving staircase rises to the upper level.

#### FORMAL LOUNGE:

A fabulous formal public room, extremely spacious and positioned to the front of the property with the most impressive of Bay windows with surrounding traditional panelling offering views over the garden, drive and on to woodland and countryside beyond. A feature reclaimed fireplace contains a fantastic log burner (Dual Fuel). High corniced ceiling, picture rail decoration, central ceiling rose.

#### SITTING ROOM:

A second spacious beautifully appointed public room again located to the front of the property with window formation offering these great views to the south. Traditional fireplace with tiled hearth and log burner (Dual Fuel). High cornice and centre rose. Set off from the room is a large multipurpose storage cupboard which can also be accessed from the Dining Room.



#### FORMAL DINING ROOM (Bedroom 5):

An ideal Formal Dining Room or downstairs Bedroom (Bed 5). Situated to the rear of the property with window formation over looking the rear courtyard area. Cornice to the high ceiling. The room is large enough for the largest of dining tables plus additional free standing furniture.

#### KITCHEN:

The kitchen enjoys a good supply of modern high end floor and wall storage units, drawer units, contrasting display cabinets. Marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Full Range Cooker with glazed splash back and the most contemporary of angled extractors. Space for American style fridge freezer. Plumbing for automatic washing machine. Additional storage in an open plan Butlers pantry. Additional Utility area houses the recently replaced Gas Combi central heating boiler and offers further storage units and drawers. Window formation looks to the rear. A small rear hall from the kitchen has an external door exiting to the rear courtyard area.

#### SHOWER ROOM/WC:

The modern shower room is wet wall throughout, three piece suite comprises low flush WC, wash hand basin and enclosed shower compartment with thermostatically controlled shower (Hand held and rain drop head shower fittings). Block glazed window and further opaque glazed window.



## Upper Level

### STAIRS AND LANDING:

The wide traditional staircase has been refurbished yet retains its original character, wrought iron and polished wood balustrade. A large pattern glazed window at the turn of the stairs maximises natural light. The extremely spacious upper hall has internal doors leading to a further four bedrooms, the family bathroom and the cloakroom WC.

### BEDROOM ONE:

Beautifully presented this spacious double Bedroom is located to the front of the property with dormer window formation offering great open views over countryside and woodland. Designer feature display fireplace with tiled hearth.

### BEDROOM TWO:

A second generous sized double bedroom, the largest in the four bedrooms upstairs. Window formation is south-facing enjoying an open outlook onto the surrounding area and fields. Cornice to ceiling. Wardrobe recess. Built in Cupboard. Laminate flooring.

### BEDROOM THREE:

The third spacious double bedroom, this time positioned to the rear with window formation overlooking the rear courtyard. Low level hatches to eave storage spaces.

### BEDROOM FOUR:

A good sized single with south-facing Skylight window, allowing natural daylight to flood the room. This room could also form an excellent Home Office.



### FAMILY BATHROOM:

The family bathroom has been superbly designed and beautifully upgraded, facilities comprise his and hers wash hand basins set into a tasteful vanity unit, fabulous double ended bath with chrome finished mixer taps and shower fittings plus enclosed double shower compartment with thermostatically controlled shower that includes both hand held and rainfall head shower fittings. Modern chrome finished ladder style heated towel rail. Velux window formation. The room is extensively tiled in quality Travertine tiling.

### SEPARATE WC:

Separate WC with opaque glazed skylight window to rear.

### EXTERNAL:

Spacious gardens to front, side and rear, A long recently tarmacadam drive with parking for several vehicles leads up to the front of the house and to the Tandem Garage. The generous sized side garden is mainly laid to lawn, bordered by planting areas and raised seating area. The rear courtyard, which has had a resin bound finish, (maintenance free) houses three outhouses that offer several options.

### TANDEM GARAGE:

The Tandem garage is accessed from the extensive driveway through an electric vehicle door. A new roof has recently been completed and the pedestrian door to the rear garden has also been replaced. Light and power..





#### HEATING AND GLAZING;

The subjects are heated by a gas heating system, with a new high end boiler installed recently.  
The property benefits from double-glazed windows.

#### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.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

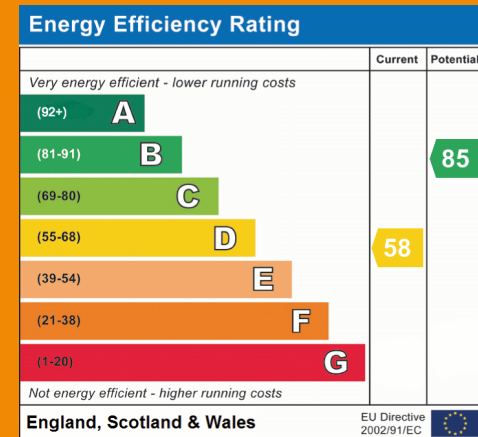
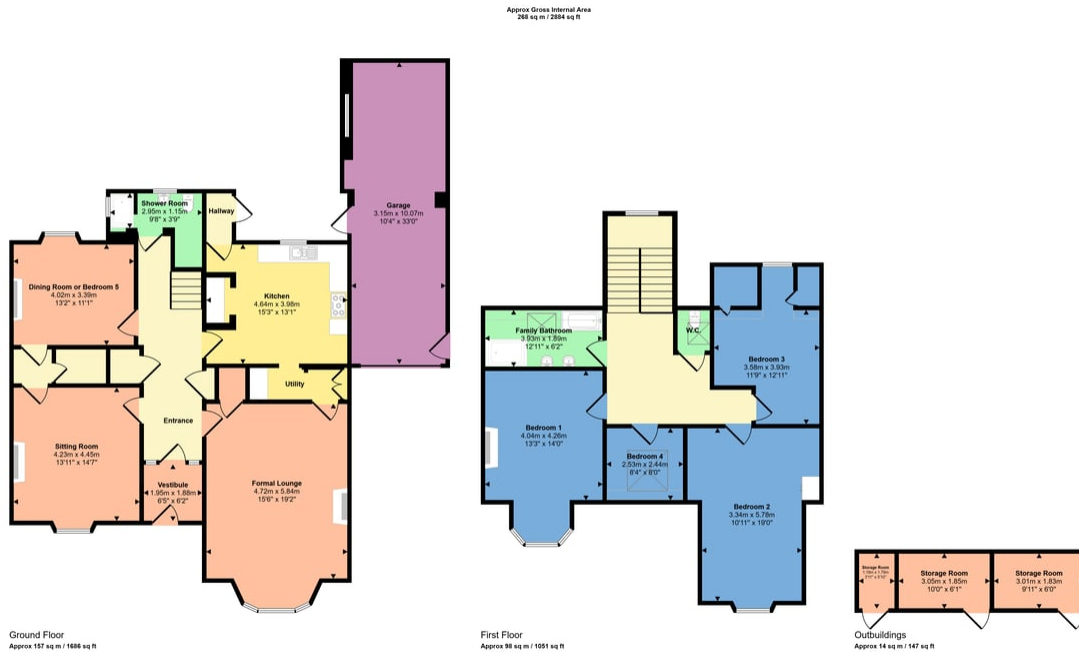
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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







52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk