



Offers Over £149,000
39 Hawthorn Street



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Hawthorn Street

Methil, Leven, KY8 2HG

Boasting a sought after location this well maintained FAMILY HOME enjoys gas combi central heating and Double Glazing throughout, accommodation comprises: Hall, well presented lounge, remodelled breakfasting kitchen and bathroom plus three double bedrooms. Gardens with drive and garage, AN IDEAL FIRST TIME BUY.





Hall

Access to the property is through an attractive panelled and pattern glazed UPVC external door. The freshly decorated hall has internal doors leading to the lounge and family bathroom, Cupboard allows for storage. A further small cupboard beneath the stairs houses the electric meter and fuse box.

Lounge

A beautifully presented public room located to the front of the property with window formation over looking the front garden and Hawthorn Street. Tasteful feature wall decoration. Cornice to the ceiling. Focal point for the room is an attractive display fire set upon a heath with alabaster style surround and mantle.



Breakfasting Kitchen

The breakfasting kitchen has under went a full renovation, boasting a good supply of modern high end, floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated oven and four burner hob with glazed splash back . Plumbing for automatic washing machine. Ample space for a good sized breakfasting table. All power points and switches finished in polished chrome. Tiled flooring, window formation over looks the enclosed rear garden.

Rear Hall

The rear hall has an external door exiting to the rear garden. Panelled throughout.

Family Bathroom

The remodelled family bathroom is wet walled throughout, three piece suite comprises low flush WC, wash hand basin set into an attractive vanity and panel bath with wall mounted "Triton T80" electric shower with glazed shower screen. Opaque glazed window.



Upper Floor

Stairs and Landing

The staircase rises to the upper level, a window towards the bottom of the stairs allows for natural light. The landing has modern replacement internal doors leading to all three double bedrooms. Fresh neutral decor. Ceiling hatch accesses the insulated attic space.

Bedroom One

A superior sized double bedroom positioned to the front of the property with window formation over looking Hawthorn Street. Built in fully fitted wardrobes with mirror sliding doors extend along the full length of one wall. An additional deep cupboard houses the gas central heating boiler and offers additional storage. Tasteful dado rail decoration.

Bedroom Two

The second spacious double bedroom is located to the rear of the property with window formation over looking the enclosed child safe gardens. Fresh neutral decor.

Bedroom Three

The third bedroom is again a double positioned to the rear of the property. Window formation over looks the enclosed rear garden. Cupboard and overhead cupboard offer storage. Fresh decor.

Garage

A timber garage is position to the side of the property and is accessed from the drive.

Garden

The garden to the front of the property is designed for easy maintenance and includes the drive leading to the garage. The rear gardens are fully enclosed and child safe. Mainly laid to lawn and stone chips plus a flag stone patio.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
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

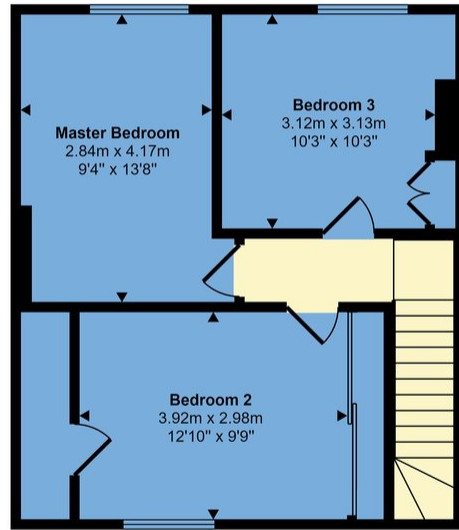
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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
95 sq m / 1021 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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	

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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