



Offers Over £230,000
Station Hotel Upper Villa
Station Road



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Station Hotel Upper Villa

Leven, KY8 4QU

A truly unique property, this stunningly presented UPPER VILLA boasts extremely spacious beautifully appointed family accommodation, retaining many of its traditional classic features yet offers ideal modern day living. Accommodation comprises at first floor level: Hall, beautifully presented lounge with log burner, the most modern of dining kitchen with island breakfast bar and a range of appliances, Utility Room, Two bedroom and the fabulous family bathroom with five piece suite. The upper floor accommodates a further three excellent sized double bedrooms and the shower room. Extra large garage. Extensive gardens (possible building plot (subject to planning and consents) A property that MUST be viewed to appreciate the space and presentation of this outstanding family home.





Entrance Porch

Access to this fantastic family home is through a recently replaced quality UPVC external door. The traditional refurbish staircase rises to first floor level.

Main Hall

The hall offers access to the lounge, dining kitchen, Utility room, family bathroom, bedroom one and bedroom Five/Home Office, the staircase continues to the upper level.

Lounge

Beautifully appointed, the lounge is positioned to the front of the property, inset log burner (stove style), oak mantle. Recessed display alcove with storage underneath. Quality wood flooring. Tasteful professional decoration.



Dining Kitchen

The Dining Kitchen has been completely replanned and modernised, luxuriously finished and boasting an excellent supply of superb, contrasting, high end storage units, drawer units, Island breakfast bar, co-ordinated wipe clean work surfaces with inset one and a half basin sink with Quooker style taps (boiling water on demand) Integrated eye level side by side ovens, extended five burner induction hob and the most contemporary of extractors above. Integrated and concealed, fridge freezer and dishwasher, Space for dining large table. Banquet style seating is fitted and will remain. Wall mounted television (included). Original intricate cornice to the ceiling. Quality laminate flooring. A range of internal windows lend light to the hall. Window formation looks to the front of the property.

Utility Room

Handy Utility Room, located off the hall with space for tumble dryer, space and plumbing for automatic washing machine.



Family bathroom

Again the bathroom has been completely redesigned, luxury at its best, facilities comprise: low flush WC, his and her wash hand basins set into a tasteful vanity, wonderful extra wide Jacuzzi bath and modern wet walled double shower compartment. An outstanding Family Bathroom

Bedroom 1

Window formation looks to the rear of the property. Modern feature wall decoration. The range of fitted wardrobes are included.

Bedroom 5/Office

Presently being utilised as a home office. Window formation looks to the rear

Upper Stairs and upper Hall

The fabulous refurbish stairs continues to the upper level. The upper hall has internal doors leading to three further double bedrooms and the shower room. Modern Velux window formations with electric blinds allow for natural light.

Bedroom 2

An excellent over sized double bedroom positioned to the front of the property with dormer window formation.

Bedroom 3

A further excellent sized double bedroom again positioned to the front of the property with dormer window formation. Laminate flooring. Eaves storage.

Bedroom 4

The fourth double bedroom is positioned to the rear of the property with window formation over looking the rear garden area. Walk in wardrobe. The additional wardrobe is included.

Shower Room

The shower room has three piece suite comprising low flush WC, modern bowl style wash hand basin and shower compartment. Chrome finished ladder style heated towel rail.

Garage

The garage is positioned to the rear of the property, large enough for two small cars (Tandem parking) Up and over door offers vehicle access. Pedestrian door. Lighting and electric points.





Garden

The property has a large area of garden ground to the rear of the property, presently laid to lawn, patio, shrubberies and flower beds. Large parking area for several vehicles. Garage. The shed is included. This may have potential as a plot subject to planning and consents.

Heating and Glazing

Gas central heating, Double Glazing (The front door and windows on the first floor were all recently replaced.) The velux window benefit from electric blinds. CCTV (4 Cameras)

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.

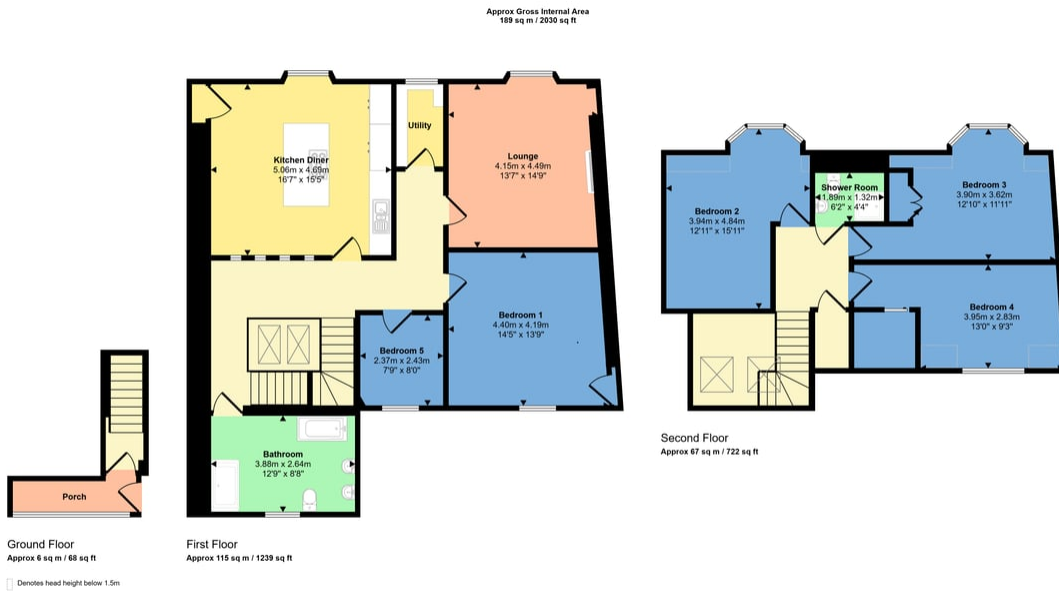
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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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