



Offers Over £249,995  
6 Elder Grove



**DELMOR**  
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# Elder Grove

Leven, Leven, KY8 4FN

**\*\*\*NEW PRICE-REDUCED\*\*\*NOW OVER £10,000 BELOW HOME REPORT VALUE\*\*\*** Located within a popular sought after area on the western edge of Leven, this **DETACHED VILLA** forms an ideal, beautifully appointed family home, accommodation comprises on the ground floor: Hall, tastefully presented lounge, superb kitchen dining room, down stairs cloakroom WC and lined and floored integral **GARAGE** (presently being utilised as a further occasional living space. The upper floor accommodates the master bedroom with redesigned en-suite, two further bedrooms and family bathroom. Easily maintained, child friendly gardens with drive. A **FABULOUS FAMILY HOME IN MOVE IN CONDITION.**







### Entrance

Access to the property is through a traditional panelled and pattern glazed external door. The hall offers access to the lounge, the downstairs cloakroom WC and the Garage. The staircase rises to the upper level.

### Lounge

A beautifully appointed public room positioned to the front of the property with large window formation over looking the open plan front garden and Elder Grove. Quality replacement light oak and glazed doors lead to the hall and kitchen dining room. Large walk in cupboard allows for storage. Professional feature wall decoration, coving to the ceiling.

### Kitchen Dining Room

The kitchen area enjoys a supply of modern gloss finished floor and wall storage units, contrasting wood effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and contemporary mixer taps, integrated oven, four burner hob with stainless steel splash back and modern chrome finished chimney style extractor. Cupboard conceals the gas central heating boiler. The dining area has ample space for a good sized dining table. Patio doors, a further external door and a window formation exit/over look the rear gardens. Quality High End polished American oak laminate flooring continues through the lounge and kitchen areas.

### Ground Level WC

The handy downstairs WC enjoys two piece suite comprising Low flush WC and pedestal wash hand. Opaque glazed window.





### Integral Garage, (Presently utilised as a further occasional room)

The integral garage is presently being utilised as a further occasional room, it has been lined, floored and freshly decorated. Skirting and door surrounds have been put in place. An Integral door leads to the hall. The original up and over vehicle door is still in place thus can be easily returned to a functioning garage.

### Upper Floor

#### Stairs and Landing

The staircase rises to the upper level. The landing offers access to all three bedrooms and the family bathroom. Ceiling hatch leads to the attic space.

#### Master Bedroom

The spacious Master bedroom with large window formation looking to the front of the property. Double wardrobe with full mirror sliding doors. further door leads to the en-suite bathroom.

#### En-suite

This recently remodelled master en-suite offers low flush WC with concealed cistern, wash hand basin set upon a tasteful high end vanity with matching unit storage cupboard Large enclosed shower cubicle with wall mounted thermostatically controlled shower with 'Rainfall' and hand held heads.

#### Bedroom 2

This time located to the rear of the property with window formation over looking the garden. Double wardrobe with full mirror sliding doors.

#### Bedroom 3

Again located to the rear of the property with window formation over looking the garden.

#### Family Bathroom

The family bathroom offers a Three piece suite comprising; Low flush WC, bath with combination showerhead tap and wash hand basin set in a tasteful vanity unit. Over sized tiling around the bath and sink area.







### Gardens

Well maintained gardens to both the front and rear of the property. The front garden mainly laid to lawn with Monoblock pathway leading to the front door bordered with decorative stones. Small brick wall partially separates the driveway which is again fully Monoblock. Garden to the rear mainly laid to lawn with flagstone paved pathway leading to the side of the property.

### Heating & Glazing

Double Glazing and Central heating

### Contact Details

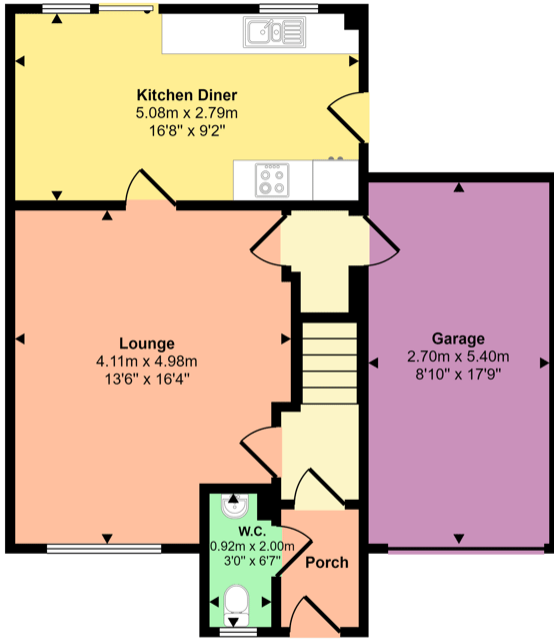
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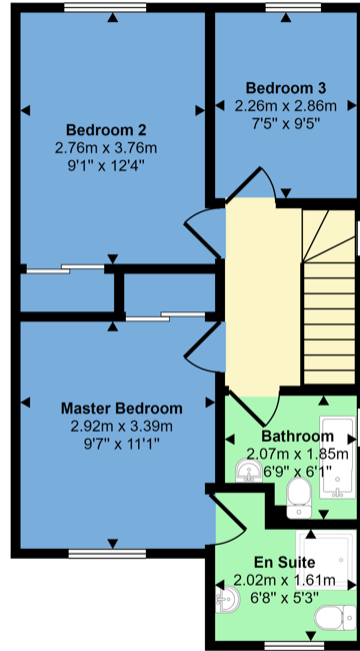




Approx Gross Internal Area  
102 sq m / 1103 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft



First Floor  
Approx 44 sq m / 470 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>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</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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