



Offers Over £92,000
22 Bayview Crescent



DELMOR

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Bayview Crescent

Methil, Leven, KY8 3NB

This beautiful ground floor flat is one of the finest properties we have brought to market. Works carried out have entailed the property being stripped right back to the original shell and reinstated effectively as a complete new property within the original walls. The extensive works include, New Central Heating, Double Glazing, electrical rewiring, Quality newly fitted Kitchen, newly fitted elegant Bathroom, all doors skirting and facings have been replaced as well as all walls being fully replastered. Quality products have been used throughout from the floors to the ceilings no detail has been missed to complete this fantastically presented property to the highest level and in turn creating a True MOVE IN condition. Viewing Strictly by appointment, a property not to be missed.





Entrance Hall

Entry to this excellently presented property is via a Brand New Door with ornamental double glazed panels and superior hardwood flooring throughout. The hall give access to the Lounge, both Bedrooms and the Bathroom, there is a very deep alcove that could accommodate a desk to create a 'work space' and a further cupboard offers storage.

Lounge

Located to the front of the property with large window formation providing an abundance of natural light. There is a built in cupboard split into upper and lower sections, one of which houses the mains electrical board and a further quality wood panel door leads to the Kitchen. The quality wood flooring continues from the hall and into the Kitchen. Fresh bright neutral decor throughout.

Kitchen

Stunning!!! Newly fitted modern Kitchen located towards the rear of the property with two windows over looking the garden and brand New back door with double glazed inset panelling. Kitchen is beautifully fitted with a variety of wall and floor sage green storage units, tiled splashback, wipe clean work surfaces with matte black inset sink with drainer and matching black mixer tap. New four burner electric hob, oven and extractor fan. Spacious breakfast bar finished with tiled splash back and a further cupboard houses the newly fitted Boiler. Same superior wood flooring through with spot lights to the ceiling and bright fresh decor throughout.





Bathroom

Beautiful new fitted modern bathroom located on the rear of the property opaque glazed window providing light and ventilation. Equipped with three piece white suite comprising; Low flush WC, wall mounted wash hand basin and bath with chrome mixer tap and over head 'MIRA' rainfall shower. The Chrome Rainfall Shower head is wall mounted and thermostatically controlled with integrated mixer tap along with a further movable handheld shower head and enclosed by glazed wall mounted shower panel. Extensively wet walled throughout with marble finish window sill and shelving, decorative Vinyl flooring. Spot lighting to the ceiling.

Bedroom One

Well sized double bedroom located on the front of the property with large window formation giving natural light and over looking the street beyond. Professional fresh decor throughout finished with quality wood panel door and quality carpeting to the floor and central ceiling light.



Bedroom Two

A further good sized double bedroom this time to the rear of the property, large window overlooking the rear garden. Also complete with fresh, professional finish decor, new quality wood panel door and quality carpeting to the floor.

Gardens

Garden to the front of the property is separated into two sections, first area laid to gravel and offering an off street parking space. The remaining area is enclosed with wood fencing and laid out as a soil bed. A further well sized garden to the rear with access given from the back door from the kitchen. Enclosed with new fencing and mostly laid out to lawn with decorative gravel areas.

Heating and Glazing

New Double Glazing and New Central Heating

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.

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
69 sq m / 739 sq ft



Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(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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