



Offers Over £265,000  
2 Annie Swan Drive



DELMOR

01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)



# Annie Swan Drive

Star, Glenrothes, KY7 6ZD

IN TRUE MOVE IN CONDITION, This fabulous DETACHED FAMILY HOME is located within the much sought after village of STAR, boasting beautiful views of Star Moss and the Cuinin Hill. Accommodation goes beyond show room presentation and comprises on the ground floor: Hall, superbly appointed lounge with modern bay window, high end kitchen dining room, utility room and downstairs WC, the upper floor accommodates the Master Bedroom with En-Suite Shower room, two further bedrooms and the Family Bathroom. Large Integral garage. Landscaped easily maintained gardens with drive. A STUNNING FAMILY HOME AWAITS YOU.





### Hall

Principle access to this superb Family Home is through an attractive panelled and pattern glazed UPVC external door. A coordinated pattern glazed window to the side of the door allows for further natural light. The hall offer access to the lounge with a staircase rising to the upper level. Cupboard allows for storage. Quality grey oak laminate flooring continues through the hall and into the lounge.

### Lounge

A fabulously presented public room, positioned to the front of the property with impressive modern Bay Window formation looking to the side. Tasteful decor. Quality grey oak finished laminate flooring. A large cupboard offers storage. Hive gas central heating control.



### Kitchen Dining Room

Again boasting the best of presentation, the kitchen area enjoys an excellent supply of High End floor and wall storage units, drawer units including pan drawers, pull out corner carousel storage, exclusive extra thin marble effect wipe clean work surfaces with inset one and a half basin sink with Quooker multi function tap (instant boiling, cold and hot water on demand) Full Range cooker with two separate ovens, grill hot plate and seven separate gas burners. Glazed splash back and extended chrome finished extractor. Kick board and concealed work top lighting. Over sized porcelain tile flooring continues through the kitchen and dining areas and into the Utility. Space for American style fridge freezer. Plumbing for dishwasher (the dishwasher may be include subject to price or by separate negotiation) . Good sized dining area. Double French doors open into the enclosed rear garden. An additional window allows for further natural light.

### Utility Room

The Utility Room is accessed from the kitchen and in turn offers access to the integral garage and down stairs WC. Floor base storage unit, plumbing for automatic washing machine.



### Downstairs Cloakroom WC

Handy for the growing family, two piece suite comprises low flush WC and wall mounted wash hand basin. The over sized porcelain tile flooring continues through from the Utility Room. Opaque glazed window.

## Upper Floor

### Stairs and Upper Hall

The staircase rises to the upper level, the upper hall has internal doors leading to all three bedrooms and the family bathroom. Two separate cupboards allow for storage.

### Master Bedroom

The Master Bedroom is located to the rear of the property, window formation over looks the enclosed, landscaped rear garden and offers views up Cuinin Road to the Cuinin Hill. Built in wardrobe with mirror sliding doors. Quality grey oak finished laminate flooring. A further door leads to the Master En-Suite.

### Master En-Suite Shower Room

The Master En-suite enjoys facilities comprising low flush WC, wash hand basin set into a tasteful vanity and enclosed and tiled extra large shower compartment with "Mira Sport" electric shower. Eye level opaque glazed window. Over sized tiled flooring.



### Bedroom Two

The second Double bedroom is positioned to the front of the property with window formation with lovely views over open fields to the Star Moss. Built in wardrobes with mirror sliding doors.

### Bedroom Three

The third bedroom is a good sized single positioned to the front of the property with window again offering views over fields to Star Moss. Cupboard offers storage. Oak finished laminate flooring.

### Family Bathroom

The Family bathroom as with the rest of the property is beautifully finished, three piece suite comprises low flush WC, wall mounted wash hand basin and bath/shower combination with thermostatically controlled shower (hand held and rainfall head fittings) Vanity Shelving, Velux window formation. Quality over sized tile flooring.



### Integral Garage

The large integral garage has an up and over vehicle door to the front of the property. An internal door leads to the Utility Room. An additional external door exits to the side. The garage is large enough for a good sized family car and additional storage/work space. Charging point for electric car in garage.

### Gardens

The front garden is of open plan design laid to lawn and a large mono block drive leading to the Integral garage. The garden to the rear of the property is enclosed within high fencing, mainly laid to lawn and a large patio. Timber shed.

### Heating and Glazing

Quality Double Glazing, Dual Zone Hive gas central heating

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel; 01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.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.

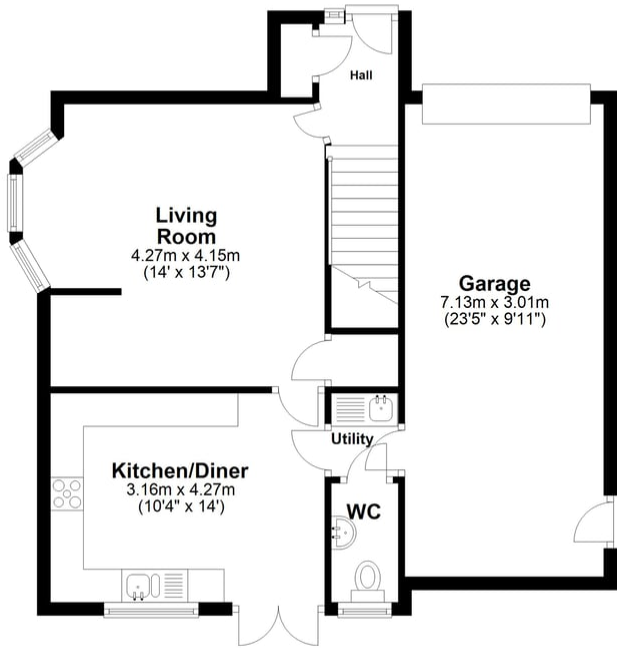
### FREE VALUATION

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.



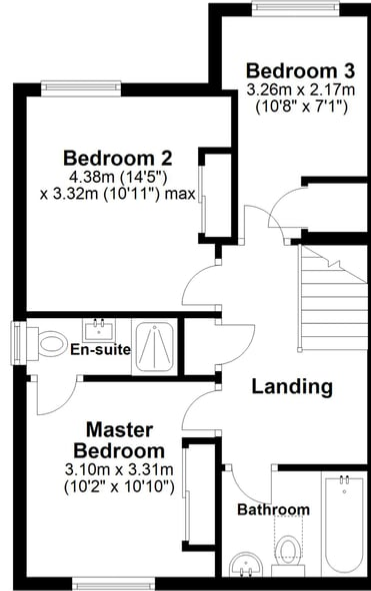
**Ground Floor**

Approx. 65.5 sq. metres (705.5 sq. feet)



**First Floor**

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 110.6 sq. metres (1191.0 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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