



Offers Over £148,000

1 Arbaile

Leven, KY8 5AS



01333 421 816  
leven@delmor.co.uk



# Arbaile

Leven, KY8 5AS

The ideal FIRST TIME BUY, in true SHOWROOM CONDITION this EXTENDED END TERRACED VILLA is both superbly appointed and beautifully finished. Accommodation comprises: Hall with great storage, fabulous Lounge, open plan formal dining room, remodelled kitchen with integrated appliances, the most luxurious of family bathrooms with double ended bath and shower plus two excellent sized double bedrooms. Gardens with raised terrace. A fantastic property awaits you.





### Hall

Access to this extended family home is through an attractive panelled and pattern glazed UPVC external door. The hall leads to the lounge and kitchen, staircase rises to the upper level. Cupboards allow for storage. Further attractive UPVC external door leads to the rear. Quality polished oak flooring. Professional neutral decoration.

### Lounge

The fabulous lounge is open plan to the dining room, a superbly presented public room, window formation over looks the raised decking to the rear. Bracket and entertainment shelf for flat screen television. Low level cupboard houses electric meter and fuse box. Modern vertical radiator.

### Dining Room

The dining room forms the main part of the extension to the rear and is open plan to the lounge. Large enough for a good sized dining table plus additional free standing furniture. Window formation and double French doors open onto the raised terrace and access the enclosed easily maintained garden.

### Kitchen

The kitchen has been entirely remodelled, boasting an excellent supply of high end gloss finished floor and wall storage units, drawer units including pan and concealed cutlery drawers. Fabulous bespoke marble wipe clean work surfaces with inset one and a half basin sink with contemporary mixer taps. Integrated fan assisted oven and instant heat hob with concealed extractor. Integrated and concealed fridge and freezer. Complimentary glazed wet walled splash backs. Modern vertical radiator. Window formation looks to the rear. Lowered ceiling with downlighters.

### Upper Floor

#### Stairs and Landing

The stair case rises to the upper level, A window formation at the top of the stairs allows for natural light. The landing has quality replacement internal doors leading to the luxurious bathroom and both double bedrooms.





### Luxury Family Bathroom

Stunning, the luxurious family bathroom enjoys superb over sized tiling on three walls, the feature forth wall boasts split face tiling. Four piece suite comprises low flush WC, large wall mounted wash hand basin, wonderful double ended free standing bath and large shower compartment with drying area and German style thermostatically controlled shower that includes hand held and rain fall head shower fitments. Two ceiling mounted Velux window formations maximise natural light. Vanity cabinet. Beautiful coordinated tiled flooring.

### Bedroom One

A superior sized and beautifully presented double bedroom positioned to the rear of the property with two separate window formations looking to Orchard Grove. Built in wardrobes with mirrored, oak trimmed sliding doors. Bracket for flat screen television. Tasteful feature wall decoration.

### Bedroom Two

The second double bedroom is again positioned to the rear of the property with window formation over looking Orchard Grove. The room is presently being used as an over sized dressing room and has a range of open wardrobes and cupboard extending along one wall.

### Gardens

There is a small enclosed garden to the front of the property. The larger enclosed rear garden has been replanned and mainly designed for easy maintenance laid to mono block seating and utility areas, raised decking, accommodating hot tub (available by separate negation) and terrace with glazed balustrade.

### Heating and Glazing

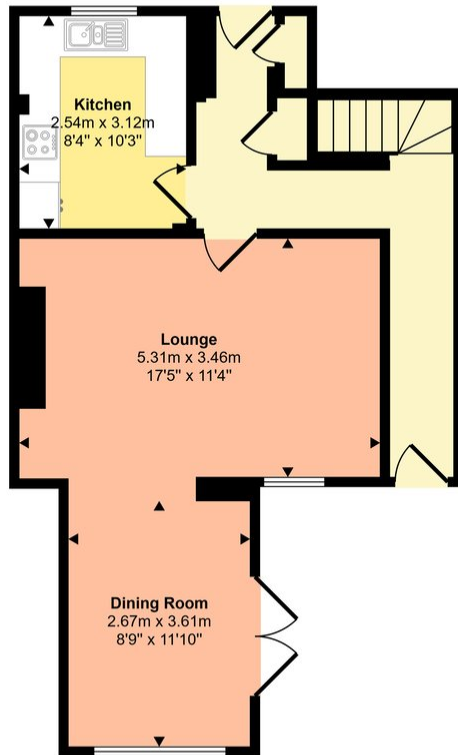
Gas central heating, Double Glazing

### Contact Details

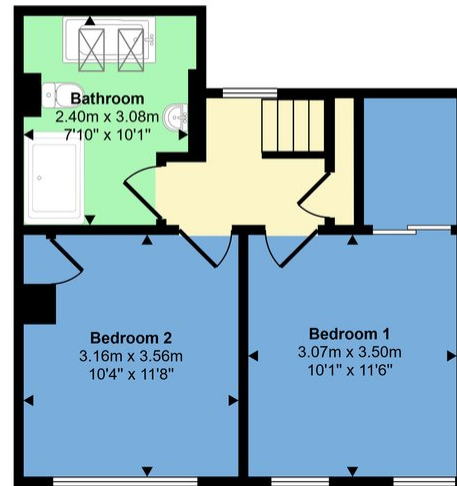
Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)



Approx Gross Internal Area  
90 sq m / 967 sq ft



Ground Floor  
Approx 51 sq m / 554 sq ft



First Floor  
Approx 38 sq m / 413 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>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 76        |
| (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 |           |

52 Commercial Street, Leven, KY8 4LA

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