



Offers Over £128,000
26 Morar Street



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Morar Street

Methil, Leven, KY8 3JA

This spacious semi detached villa forms an excellent family home, set in generous sized gardens that includes a drive, accommodation at ground floor level comprises: Hall, bright spacious lounge, kitchen, formal dining room or fourth bedroom and cloakroom WC, the upper floor accommodates three further double bedrooms and the main bathroom. Gas central heating. Double glazing. An ideal property that offers space for the whole family.





Hall

The hall allows access to the lounge, kitchen, bedroom Four or Formal Dining Room and the downstairs WC, a wide staircase rises to the upper level. Polished wood flooring.

Lounge

A bright spacious public room located to the front of the property with large picture frame window over looking the easily maintained front garden. Focal point for the room is a stone fireplace with timber mantle and Tv plinth plus a real flame gas fire set upon a marble hearth. Recessed display cabinet. Cupboard houses the electric meter and fuse box.

Kitchen

The kitchen has a supply of beech wood finished floor and wall storage units, drawer units, display cabinets, wipe clean work surfaces with inset double basin sink with mixer taps. Tiled splash backs. Small breakfast bar. Integrated oven, hob and extractor. Plumbing for automatic washing machine. Traditional clothes drying pulley. Window formation over looks the enclosed rear garden. The room also houses the gas boiler.



Rear Hall

The rear hall has an external door exiting to the large enclosed rear garden to the rear.

Bedroom Four or Formal Dining Room

Presently being utilised as a formal dining room but could easily form the fourth bedroom. A Fife stone fireplace with an open fire extends along one wall. Window formation looks to the front of the property. Panelled feature wall.

Downstairs Cloakroom WC

Handy for the growing family. The Cloakroom WC is tiled extensively tiled and wet walled, facilities comprise low flush WC and wash hand basin. Opaque glazed window.

Upper Level

Stairs and Landing

A wide staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. The landing allows access to three further bedroom and the family bathroom. Storage cupboard. Ceiling hatch to attic space.

Bedroom One

A generous sized double bedroom positioned to the front of the property with window formation over looking the front garden



Bedroom Two

A second excellent sized double bedroom again positioned to the front of the property with window formation over looking Morar Street. Built in wardrobe with mirror sling doors.

Bedroom Three

The third double bedroom is positioned to the rear with window formation over looking the large rear garden. Built in wardrobes.

Family Bathroom

The family bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with wall mounted electric shower. Tiling to wet areas. Opaque glazed window.

Gardens

The garden to the front of the property is mainly laid to decorative stone chips, a drive extends to the side of the property. The generous sized rear garden is enclosed and includes drying green, patio, shrubberies and flower beds, paths and display areas. Integrated tool storage area. Green house.

Heating and Glazing

Gas central heating, (boiler replace in 2024) double glazing



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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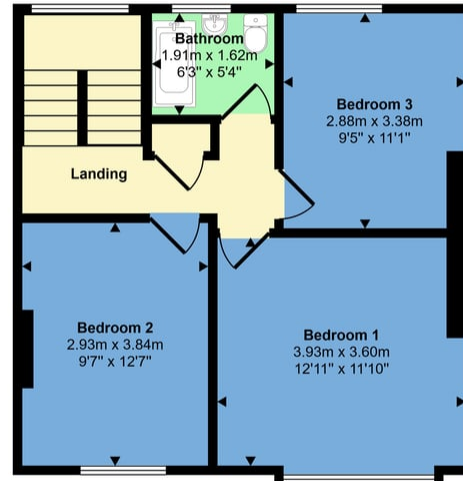
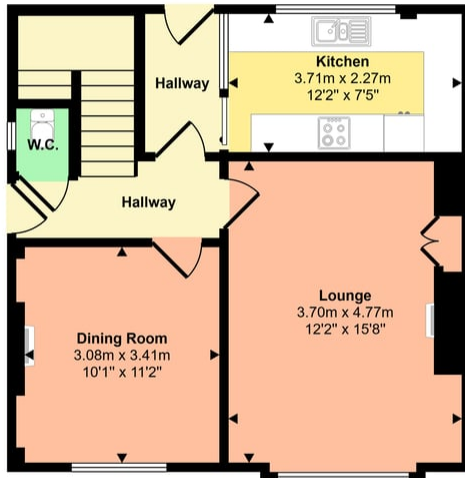
FREE VALUATION

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Approx Gross Internal Area
102 sq m / 1094 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+) A		
(81-91) B		
(69-80) C	71	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	

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