



Offers Over £159,000
83 Kirkland Walk



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Kirkland Walk

Methil, Leven, KY8 2AB

SIMPLY STUNNING, this extended SEMI DETACHED FAMILY HOME is in immaculate order throughout and modernised to a very high standard. Accommodation comprises; Hall, well appointed lounge, fabulous High end kitchen with open plan dining room (Previously a bedroom) Luxurious Family Bathroom, two beautifully presented double bedrooms, The Master bedroom (with dressing room) takes up the whole of the third floor. Well planned landscaped gardens with drive and garage. **THIS FAMILY HOME MUST BE VIEWED TO BE APPRECIATED**





Hall

Access to this wonderful family home is through an attractive oak finished with glazed insert UPVC external door. The professionally decorated hall has replacement light oak and glazed doors leading to the lounge and kitchen dining room. A wide staircase rises to the upper level. Storage area beneath the stairs with small bespoke cupboard housing the electric meter and fuse box.

Lounge

Boasting tasteful classic decoration throughout, this beautifully appointed public room is positioned to the front of the property with window formation over looking the front garden area. Georgian style two tiered ceiling with downlighters. Quality oak finished laminate flooring.



Delux Kitchen

Every House wife/husbands dream, the kitchen and open plan dining room have been fabulously remodelled with the kitchen boasting a range of High End Gloss finished curving floor and wall storage units, drawer units including pan drawers, leather effect wipe clean work surfaces with inset composite sink drainer and mixer taps. Integrated and concealed fridge freezer with additional full length concealed freezer. Integrated and concealed washing machine and tumble dryer, Integrated Side by side eye level conventional ovens with pull out occasional work tops, extended five burner hob with glazed splash back and contemporary angled extractor. Window formation and door egress to the landscaped rear garden and offer views beyond to open areas, woodland Leven and countryside.



Open Plan Dining Room

Previously a separate room, the dining room has been incorporated into the kitchen. Matching (with the kitchen area) floor base units and wall mounted display cabinets. The open plan room is large enough for a good sized dining room table plus additional free standing furniture. Further external door exits to the rear. Modern chrome finished feature vertical radiator. The modern panelled and mirrored ceiling with down lighters continue through the kitchen and dining areas.

First Floor

Stairs and Upper Hall

The main staircase rises to First Floor level. The upper hall offers access to the Family Bathroom, two large double bedrooms and the inner hall leading to the upper staircase. Again Georgian style ceiling with downlighters.



Bedroom Two

A superb superior sized, fabulously presented double bedroom with window formation looking to the front of the property. Modern feature wall decoration. The wall mounted flat screen television is included. The beautiful carved wardrobes, bedheads and bedside cabinets may be included subject to price or by separate negotiation. The antique style mirror hides an ideal nook for hiding hair dryers etc.

Bedroom Three

A third excellent sized, tastefully presented double bedroom. This time positioned to the rear of the property with window formation over looking the landscaped garden and further afield to open land, woodland, Upper Leven and countryside beyond. Cupboard allows for storage. Modern professional decor.



Family Bathroom

The Family Bathroom has been redesigned, beautifully finished and wet walled throughout. Three piece suite comprises low flush WC with concealed cistern, modern bowl style wash hand basin set upon a tasteful Vanity plus an extra deep bath/shower combination with chrome finished thermostatically controlled shower that includes both hand held and rainfall head shower fittings. Modern panelled and mirrored ceiling with downlighters. Chrome finished ladder style heated towel rail. Opaque glazed window.

Upper staircase

An internal door from the First Floor Hall provides access to the upper staircase which leads to the stunning Master bedroom. Window formation looks to the front of the property. Wall lighting, professional decor.

Master Bedroom

This stunning Master Bedroom occupies the whole of the upper level having been converted from the attic space. Two large Velux windows look to the rear of the property and offer these splendid views. Boasting superb space and also fabulous presentation. Bespoke reverse Georgian style ceiling with down lighters. A further door leads to the dressing room



Dressing Room

Located off the master bedroom with both lower and higher hanging rails. Recessed shelving, downlighters to the ceiling. This room holds the potential for conversion to a Master En-Suite.

Gardens

Garden ground and drive to the front of the property, the enclosed rear gardens have been recently completely replanned and landscaped featuring a substantial decked terraced that can be accessed from the kitchen and dining room, lawns and flower beds, further raised decking area, all bordering open ground and woodland to the rear.

Garage

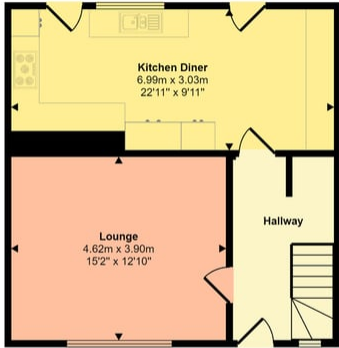
A well sized brick built garage positioned to the side of the property. It should be noted that planning has been previously obtained for a far more substantial brick built garage in this position. The base has already been laid giving an indication of the new overall size which is 6m x 4.2m.

Heating and Glazing

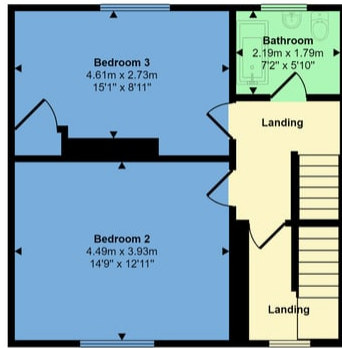
Efficient Gas Central Heating, Quality Double Glazing



Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 49 sq m / 533 sq ft



First Floor
Approx 49 sq m / 531 sq ft



Second Floor
Approx 26 sq m / 275 sq ft

Denotes head height below 1.5m

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	70	81
(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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