



Offers Over £108,000
31 Shepherds Park



DELMOR

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Shepherds Park

Methil, Leven, KY8 3QL

This three bedroom TERRACED FAMILY HOME offers a FANTASTIC FIRST TIME BUY, accommodation comprises at ground floor level: Hall, bright spacious Lounge Dining Room, modern kitchen, downstairs cloakroom WC, three excellent sized bedrooms and remodelled family bathroom. Easily maintained gardens, Double Glazing, Gas Central Heating, bright neutral decor throughout. Early viewing is recommended.





Hall

Access to this family home is through a panelled and pattern glazed UPVC external door. A slim matching window to the side of the door allows for further natural light. The hall offers access to the lounge/dining room and shower room. The staircase rises to the upper level. A large walk in cupboard allows for storage.

Lounge with open plan Dining area

A well presented public room, window formation looks to the front of the property and floor to ceiling window and sliding glazed door exits to the enclosed easily maintained rear garden. Focal point for the room is a display fire set within marble effect surround with moulded timber mantle. Tasteful feature wall decoration. Quality polished wood finished flooring.



Kitchen

The kitchen has been remodelled and extensively tiled, enjoying a good supply of modern beechwood finished floor and wall storage units, drawer units, built in wine rack, contrasting wipe clean work surfaces with inset sink, drainer and mixer taps. Integrated oven, four burner hob with stainless steel splash back and modern chrome finished extractor. Plumbing for automatic washing machine. Window formation and external door exit to the enclosed easily maintained rear garden.

Cloakroom WC

Handy for the growing family, the Cloakroom WC has two piece suite comprising low flush WC and pedestal wash hand basin.

Upper Level

Stairs and Landing

The staircase rises to the upper level, the landing has internal doors leading to the family bathroom and all three bedrooms. Ceiling hatch accesses the loft space.

Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Shepherds Park.



Bedroom Two

A second double bedroom this time positioned to the rear of the property with window formation over looking the enclosed rear garden. Deep cupboard offers storage.

Bedroom Three

The third bedroom is again positioned to the front with window formation over looking Shepherds Park

Family Bathroom

The Family Bathroom has been fully modernised, extensively tiled and wet walled, three piece suite comprises low flush WC, pedestal wash hand basin and bath/shower combination with thermostatically controlled shower Opaque Glazed window.

Gardens

Both front and back gardens are designed for easy maintenance, the front garden is enclosed with decorative exposed brick walls. The rear garden is fully enclosed.

Heating and Glazing

Gas Central Heating, 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.



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.

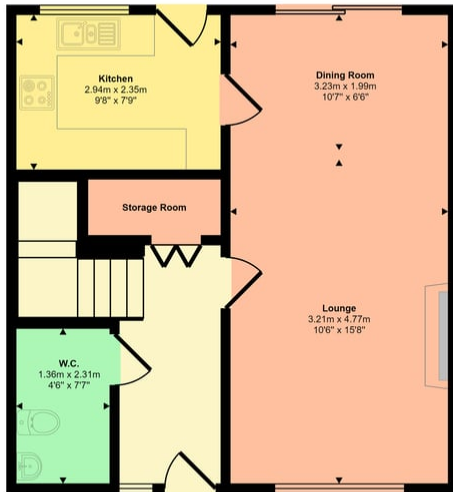
FREE VALUATION

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.

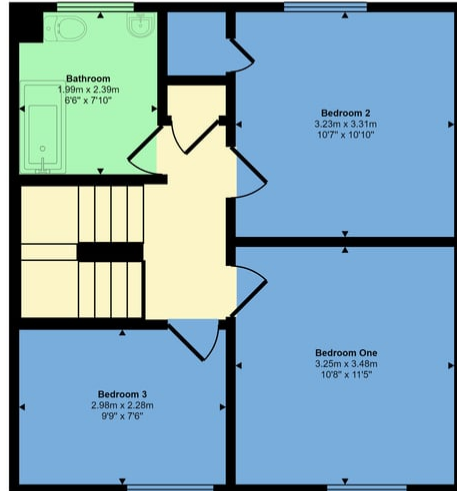




Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft



First Floor
Approx 44 sq m / 478 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		87
(69-80)	C	72	
(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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