



Offers Over £119,950  
18 Hawthorn Street



DELMOR  
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# Hawthorn Street

Methil, Leven, KY8 2HQ

A well placed MID-TERRACE three bedroom property ideal for family living in a sought after area of Methil. Accommodation comprising; Lounge, Kitchen, three Bedrooms and family Bathroom. Property benefits from both front and back gardens, double glazing and gas central heating. Ideal first time buy or buy to let opportunity, viewing strictly by appointment.





### Entrance and Hallway

Entry to the property is via light oak colour UPVC door. Hallway gives access to the lounge, bedroom three and large under stair storage. Staircase rises to upper level.

### Lounge

This bright spacious public room benefiting from the large window formation allowing an abundance of natural light. Neutral decor through out with grey feature wall, grey wood effect laminate flooring, coving and central ceiling light. Doors leading to the hallway and Kitchen.

### Kitchen

The well fitted modern kitchen located to the rear of the property offers a selection of wall and floor storage units and drawers. The light oak effect wipe clean work surfaces with modern matte black sink with drainer and stainless steel mixer tap. Integrated oven, four burner gas hob with stainless steel extractor above. Space for free standing fridge freezer, tumble dryer, space and plumbing for automatic washing machine. Further door egresses to the rear garden. Also spacious enough to accommodate a dining table.



### Bedroom 3 (Ground level)

Located on the ground level to the rear of the property this further bedroom is currently being used as a children's play room. Large cupboard offer storage and window formation over looks the rear garden.

### Upper Level

#### Bedroom 1

An excellent sized double bedroom located to the front of the property with large window formation over looking the front garden and street beyond. Three separate cupboards offering storage, two as wardrobe space and the third houses the boiler. Additionally there is a dressing area within the room or would make an idea home office space.

#### Bedroom 2

Another excellent sized double this time to the rear of the property with large window formation over looking the rear garden. This room enjoys a large railed walk in wardrobe, bright decor and plenty natural light.



### Family Bathroom

The family bathroom with three piece suite comprising; Low flush WC, pedestal wash hand basin and bath with shower head above. Extensively tiled around the suite walls, floor and window. Opaque glazed window offer natural light and ventilation.

### Garden

The property enjoys a small easily to maintain garden to the front enclosed with hedging and neighbouring property wall, mainly laid to lawn with paths leading to the front door and the rear garden via the shared close. A spacious rear garden laid to a combination of lawn, paving and stone chips.

### Heating and Glazing

Double glazing and gas central heating

### 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

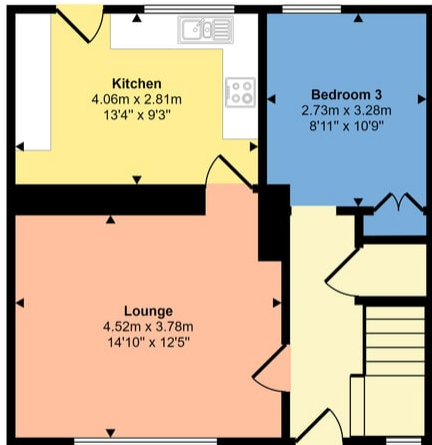
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

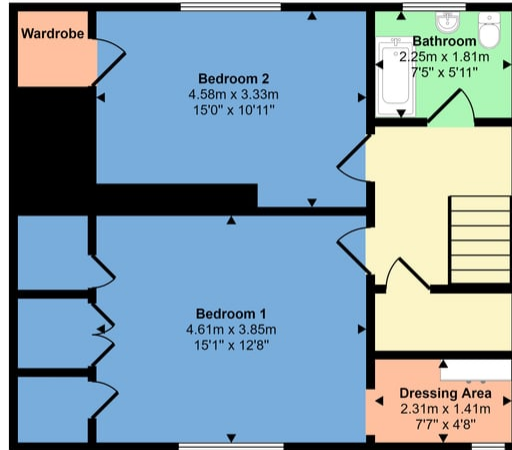
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
108 sq m / 1165 sq ft



Ground Floor  
Approx 50 sq m / 537 sq ft



First Floor  
Approx 58 sq m / 628 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>		<b>85</b>
(69-80)	<b>C</b>	<b>71</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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