



Offers Over £149,950
71 Bayview Crescent



DELMOR

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Bayview Crescent

Methil, Leven, KY8 3NB

A fabulously presented EXTENDED SEMI DETACHED VILLA, enjoying a popular location. This family home comprises: Hall, superbly appointed lounge, modern high end kitchen, sun room, redesigned shower room and three double bedrooms. Generous sized south west facing gardens and drive for three/four family cars. IN TRUE MOVE IN CONDITION, the property must be viewed to be appreciated.





Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door, the tastefully decorated hall has quality replacement light oak internal doors leading to the lounge and luxurious shower room. A wide staircase rises to the upper level. A deep cupboard with individual window is fitted for cloaks and shoe storage. Additional low level cupboard houses the electric meter and fuse box.

Lounge

A beautifully appointed public room located to the front of the property with window formation over looking the front drive and quiet Crescent. Tasteful professional decor. Recessed alcove with display shelving. Quality replacement internal doors lead to the sun room and remodelled kitchen. Modern vertical radiators. Lowered ceiling with down lighters and coving.



Kitchen

The kitchen has been fabulously remodelled boasting an ample supply of high end gloss finished floor and wall storage units, pull out carousel storage, drawer units, block marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Integrated eye level Microwave Oven set above a conventional fan assisted oven plus extended five burner hob with stainless steel splash back and modern glazed and chrome extractor fan. Power points and switches finished in brushed chrome. Plumbing for both automatic washing machine and dishwasher. Cupboard offers additional storage. Lowered ceiling with down lighters.

Sun Room

The Sun Room forms the main part of the extension to the rear of the property, an ideal second public room, presently functioning as a formal dining room. Window formations on three sides plus an external door exit into the expansive rear garden. Down lighters to the ceiling. Modern vertical radiator.



Shower Room

Tastefully redesigned and fabulously finished, the Family Shower room enjoys three piece suite comprising; low flush WC with concealed cistern, wash hand basin contained within a modern vanity with self lit vanity mirror plus enclosed and wet walled double shower compartment with drying area and thermostatically controlled shower that includes both hand held and raindrop head shower fittings. Chrome finished ladder style heated towel rail. Panelled and mirrored ceiling with downlighters.

Upper Floor

Stairs and Landing

A wide staircase rises to the upper level. A window formation at the top of the stairs allows for natural light. The landing has quality replacement doors leading to all three double bedrooms. Ceiling hatch accesses the partially floored loft space. Cupboard allows for storage.

Bedroom One

A superior sized and beautifully presented double bedroom with double aspect window formations looking to both front and rear allowing an abundance of natural light. A deep cupboard houses the gas combi boiler and offers additional storage.



Bedroom Two

A further excellent sized double bedroom, this time positioned to the rear of the property with tilt and turn window formation over looking the rear garden area. Built in wardrobes with sliding doors, display shelving. Tasteful modern decor.

Bedroom Three

The third double bedroom is presently being used as a dressing room/home office, window formation looks to the side of the property, recessed alcove with display shelving.

Gardens and Drive

The grounds to the front of the property have been transposed to form a drive which can accommodate three family cars, a share drive to the side of the property leads to a further parking space. The rear garden is fully enclosed (new fencing separates the garden from the rear parking area making it more child safe) Mainly laid to grass and a large patio area, workshop, outside tap and power point.

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.



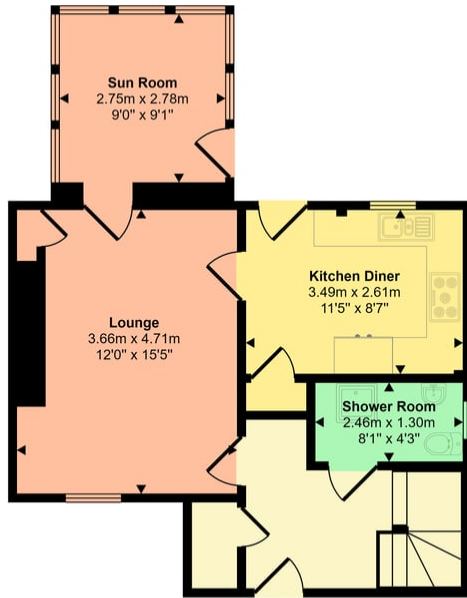
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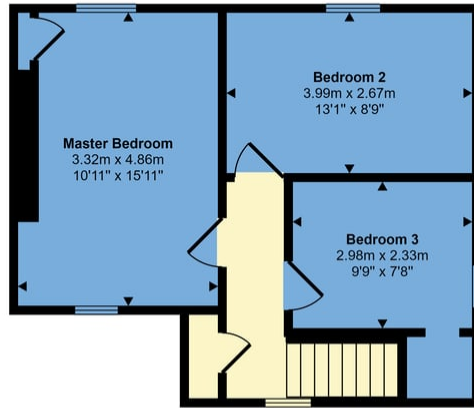
FREE VALUATION

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
94 sq m / 1010 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 44 sq m / 470 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		83
(69-80)	C		
(55-68)	D	67	
(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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