



Offers Over £82,500  
50 Ivy Grove



DELMOR

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# Ivy Grove

Methilhill, Leven, KY8 2ED

\*\*\*\* REDUCED - NOW £12500 BELOW HOME REPORT VALUE \*\*\*\* This MID TERRACED VILLA is positioned on the edge of Ivy Grove and enjoys an outlook over open playing fields, accommodation comprises: Hall, bright spacious lounge, kitchen, bathroom and two good sized double bedrooms, gas central heating, double glazing, gardens with TIMBER GARAGE. An ideal FIRST TIME BUY





### Hall

Access to this family home is through a panelled and double glazed UPVC external door. The hall has opaque glazed and timber internal doors lead to the lounge and kitchen. The staircase rises to the upper level. Under Stair storage space.

### Lounge

17' 4" x 10' 3" (5.28m x 3.12m)

A bright spacious public room with window formations looking to both front and rear. Focal point for the room is an attractive real flame gas fire set within marble surround, mantle and hearth. Dado rail decoration.

### Kitchen

Position to the rear of the property with external door and window exiting to the rear garden. The room enjoys a supply of floor and wall storage units, display shelves, wood effect wipe clean work surfaces with inset one and a half basin, sink, drainer and mixer taps, small breakfast bar. Space for slot in cooker. Plumbing for automatic washing machine. The room is extensively tiled and panelled.



## Upper Floor

### Stairs and Landing

The staircase rises to the upper level, the landing allows access to both double bedrooms and the family bathroom. Ceiling hatch leads to the insulated attic space.

### Bedroom One

15' 2" x 8' 8" (4.62m x 2.64m)

An excellent sized double bedroom positioned to the front of the property with two separate window formations over looking the local playing fields. Built in wardrobes with mirror sliding doors extend along the greater part of one wall. Two further cupboards offer additional storage.

### Bedroom Two

8' 9" x 9' 10" (2.67m x 3.00m)

The second bedroom is located to the rear of the property with window formation over looking Ivy Grove. Built in mirrored wardrobes extend along one entire wall (Sizes not included).

### Bathroom

The extensively tiled bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and bath with electric shower and bi folding shower screen. Opaque glazed window.



### Garage

The timber garage is positioned within the rear garden. Vehicle access is off Ivy Grove.

### Gardens

The garden to the front of the property has an out look over playing fields, laid to grass and shrubberies. The garden to the rear is laid mainly to grass with shrubberies. Timber garage.

### 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

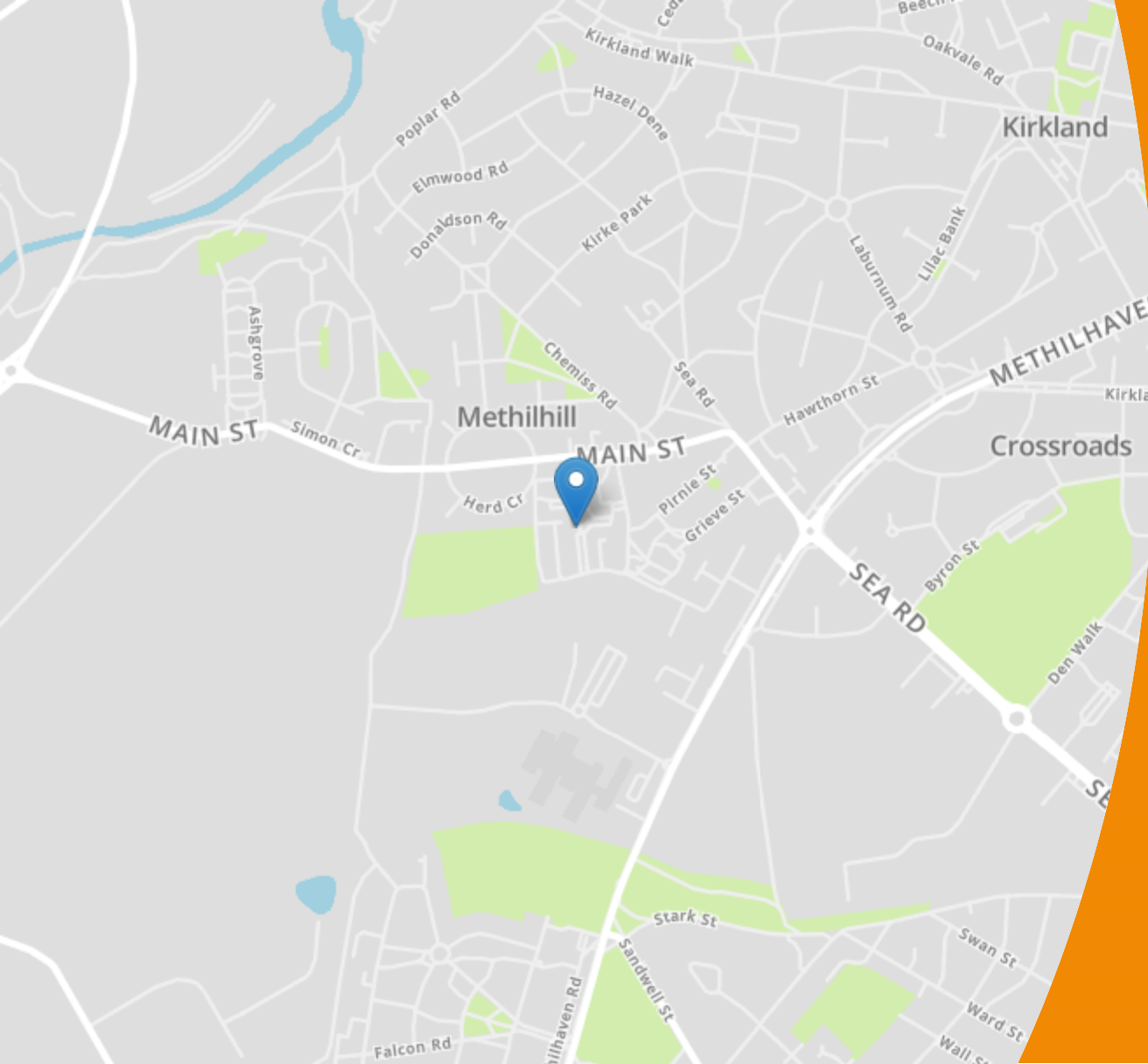
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### 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.



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>		
(55-68)	<b>D</b>	<b>63</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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